



**SOLD**

## YOUR ULTIMATE LAID-BACK LIFESTYLE AWAITS

- \* Modern, easy-care living for first-time buyers, downsizers and investors
- \* A tenant already in place, returning \$350p.w. until 21/05/2021
- \* Spacious and comfortable four-bedroom, two-bathroom, two-car layout
- \* Host guests in the open-plan living area and the covered alfresco
- \* Live within the peaceful and family-friendly Aveley community
- \* Moments from shops, pretty parks, renowned schools and world-class sports hub
- \* Purchase with transparency and confidence ... Click2Buy

Whether you find yourself daydreaming about your very own home, are looking to downsize or are on the hunt for that ideal investment opportunity, this is the property for you. Designed to delight, this four-bedroom, two-bathroom home is nestled within a sought-after community and has a fantastic tenant already in place until 21/05/2021 returning \$350p.w.

The floorplan is centred around a light-filled kitchen, dining and living zone with sliding doors that open to the covered alfresco. Those who love to cook will relish in the modern kitchen with stainless steel appliances, an island and a breakfast bar while the open layout is perfect for entertaining.

Three bedrooms are set at the front of the home, all with built-in robes and easy access to the main bathroom and laundry. For privacy, the master is nestled at the rear with a walk-in robe and an ensuite. There's even a cinema room for family movie night or utilise this multipurpose space as an office or nursery. The flexibility of this layout is yours to enjoy.

Aveley is known for its family-friendly appeal with picture-perfect parks, renowned schools and bustling shops all at your fingertips. Aveley Shopping Centre and Ellenbrook Central shopping centre are only moments away with more local shops and facilities coming soon. Wonderfully placed on the doorstep of the Swan Valley in the northeastern growth corridor, set to benefit from planned infrastructure and transport projects worth millions of dollars and making life better for locals whilst being less than 40 minutes from the heart of the Perth CBD.

- \* Current rent = \$350/week
- \* Lease ending = 21/05/2021
- \* Rates = \$522.90/quarter
- \* Build year = 2014

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$390,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

## 11 Cinnabar Bend Aveley

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is accepted for any error, omission or mis-statement. These plans are for representation purposes only.

