35 WEXCOMBE WAY, AVELEY, WA, 6069









SOLD

SPACIOUS FAMILY LIVING IN A PREMIUM AVELEY LOCATION

Rob Harwood @realty proudly presents
35 Wexcombe Way, Aveley

This exceptional family residence offers over 290 sqm of quality living space and is perfectly positioned on a spacious 703 sqm corner block in a beautiful tree-lined street. Just minutes from parks, top-rated schools, and shopping, this home has been designed with comfort, space, and functionality in mind — ideal for the growing family.

Key Features:
Four generous bedrooms including a luxurious master suite with private adults' retreat and spacious his-and-hers walk-in robes

Two modern bathrooms – ensuite to master and semi-ensuite to the main bathroom

Elegant formal lounge for quiet relaxation or entertaining

Expansive open-plan family and dining area featuring a charming wood fire heater

Separate games room accessed via French doors from the main living area

Large, well-appointed kitchen with walk-in pantry, dishwasher, and ample bench space

Quality floor tiling throughout main living zones, with plush carpet in bedrooms and lounge

Ducted reverse cycle air conditioning throughout for year-round comfort

Fantastic outdoor entertaining with a huge alfresco area and extended patio

Double lock-up garage with direct shopper's entry to the kitchen

Meticulously maintained gardens with bore reticulation

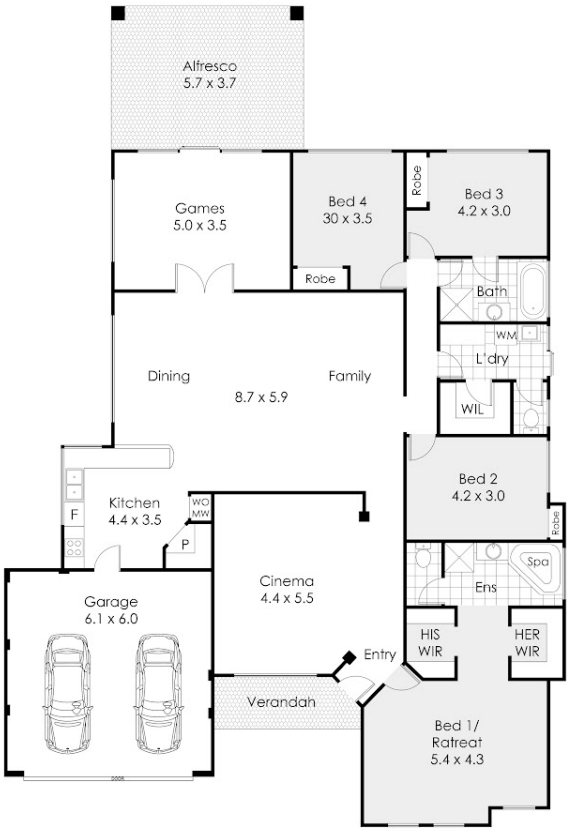
4 BED | 2 BATH | 4 CAR

PRICE:
$1,005,000

OPEN FOR INSPECTION:
N/A



Rob Harwood
0411649625
robharwood@atrealty.com.au
www.robharwoodatrealty.com.au



35 Wexcombe Way, Aveley

301 m²
4 Bed
2 Bath
2 Car

This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

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.

Rob Harwood
0411649625
robharwood@atrealty.com.au
www.robharwoodatrealty.com.au