



## 40 Hollingworth Drive Aveley WA

4 🚗 2 🚗 2 🚗

You won't want to miss this one, it's a stunner of a property with so much wow factor. Built in 2021, this 'As New' home with high specifications has been meticulously maintained and beautifully located across the road from views over Hollingworth Park trees and lake. Close to schools, shops, medical, cafes, parks and within easy access to arterial roads and the future Metronet Ellenbrook Train Station due to open 2024

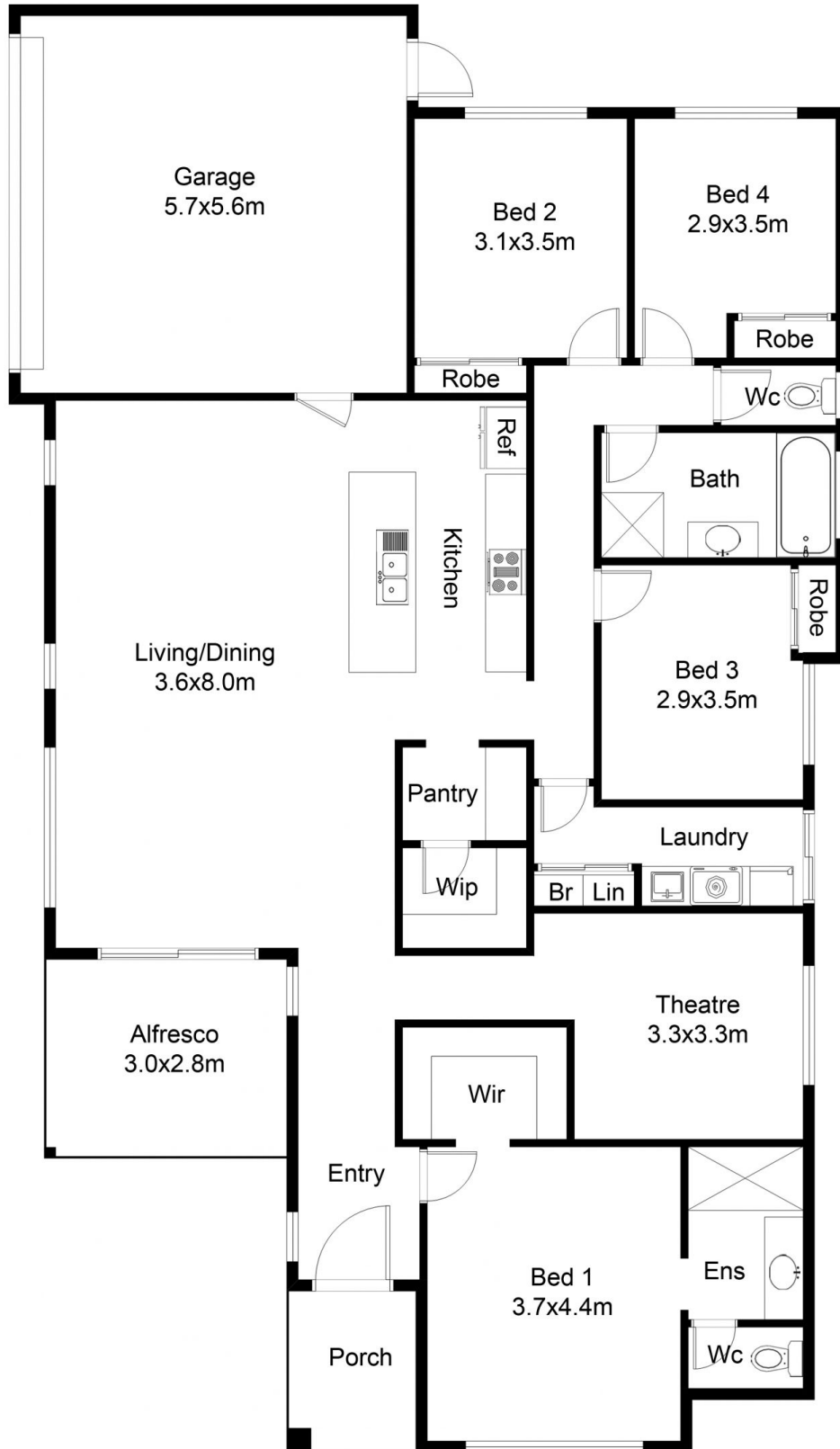
**Price** : \$ 785,000  
**Building Size** : 233.83 sqm  
**Land Size** : 377 sqm  
**View** : <https://www.abelproperty.com.au/8030458>

### FANTASTIC FEATURES

- Light filled entrance hallway
- Kingsize master bedroom complete with park views offers walk in robe and ceiling fan
- Master en suite bathroom includes large double shower, inset tiled niche, stone bench tops with double raised vanities and enclosed toilet
- Separate theatre room ready for you to add your wall



**Carolyn May**  
08 9208 1999



### FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

House living	179.34m <sup>2</sup>
Garage	35.58m <sup>2</sup>
Alfresco	4.35m <sup>2</sup>
Porch	4.56m <sup>2</sup>
Total House	233.83m <sup>2</sup>

40 Hollingworth Drive Aveley