



## 45 Beechwood Circle Aveley WA

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How rare is this....A peaceful and secluded lifestyle nestled on a huge and rare 1019m2 block. First time to market this property is a must see. Offering so much room both inside and out with endless opportunities. Ideal for the large family or those that love to entertain in style and be able to spread their wings. With all the rooms you could want and they are big at that, so much space to enjoy, you too can be living life to the full.

### FEATURES INCLUDE

- King size Master suite with walk in robe and sliding door to Patio/courtyard
- Ensuite bathroom offers large oval spa, shower, vanity and toilet
- Big Theatre room with recessed ceiling and overhead projector for the movie nights in
- Study/computer nook

**Price** : UNDER OFFER!  
**Building Size** : 409.89 sqm  
**Land Size** : 1019 sqm  
**View** : <https://www.abelproperty.com.au/8037208>



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### FLOOR PLAN

House living	249.69 m <sup>2</sup>
Garage	36.78 m <sup>2</sup>
Patio 1	53.96 m <sup>2</sup>
Patio 2	37.68 m <sup>2</sup>
Verandah	31.78 m <sup>2</sup>
<b>Total House</b>	<b>409.89 m<sup>2</sup></b>

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.

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