







Spacious Living for the Whole Family

Ideally positioned metres from local parklands and great schools, this family home offers comfortable family living. Four bedrooms, two bathrooms, a theatre, additional office and activity room ensure that there's no shortage of space for the whole family to grow. You'll love this super convenient Canning Vale location with proximity to public transport and Livingston Shopping Centre.

Enjoy family movie nights like never before in the spacious theatre room. You'll be able to work from home in comfort in the home office, or set it up as a dedicated homework space. The kids can spread out in their own wing of the home, with an activity room for all their toys and games.

The open plan family and dining areas offer versatility for however your family wants to utilise this space. Double sliding doors lead out to the alfresco area, protected from the elements beneath the main roof of the home, perfect for entertaining year-round.

Stainless steel appliances including canopy rangehood, gas cooktop and electric oven can be found in the modern kitchen, and feature pendant lighting hangs above the breakfast bar.

4 2 2

Price	SOLD
Property Type	Residential
Property ID	26913

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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The adults are well taken care of in their wing, boasting twin walk-in robes and a spa bath in the ensuite. An extra-long vanity with single basin, shower and separate WC also feature in the ensuite. Each of the minor bedrooms include robes, and are appropriately sized for growing kids. The family bathroom is complete with a bathtub, shower, single vanity and separate WC. You'll appreciate plenty of cupboard and benchtop space in the large laundry.

To register your interest in this welcoming family home, contact Tibor Kiss from Xceed Real Estate on 0412 200 188.

Features include

- 4 bed, 2 bath family home
- Additional theatre room, home office & activity area
- Double lock up garage
- Paved rear alfresco entertaining area
- Spa bath in master ensuite
- Twin walk-in robes in master bedroom
- Robes to all minor bedrooms
- Stainless steel kitchen appliances
- Open plan living dining area
- Laundry with bench top space & linen cupboard
- New carpets to bedrooms, vinyl flooring throughout living area
- Recently repainted internally & externally
- Split system air conditioning
- Fully reticulated gardens including new lawns

Location

- 50m to Auckland Parade Reserve
- 1.3km to Brookland Greens Reserve
- 850m to Canning Vale College
- 2.5km to Providence Christian College
- 750m to St Emilie's Catholic Primary School
- 750m to Campbell Primary School
- 1.4km to Livingston Marketplace
- 940m to Nicholson Road
- 3.7km to Roe Highway

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