

Sold



180 Shreeve Rd, Canning Vale

XCEED REAL ESTATE



## Superbly Located, Spacious Family Home

**\*\* OPEN BY APPOINTMENT - CONTACT TO BOOK \*\***

Boasting four bedrooms, two bathrooms, multiple living areas AND a generous backyard, you can't go past this fantastic family home.

Located metres from leafy Admiralty Road Reserve and Caladenia Primary School, the superbly located property is move-in ready. It features an attractive cream render and red brick elevation with a tiled roof and a double lock-up garage.

Inside, find the spacious king-sized main bedroom at the front of the home, featuring a private ensuite and walk-in robe. Three internal living areas ensure there's a zone for everyone's activities, including an activity room (or potential study) near the entry, the enormous open-plan living area adjacent to the kitchen, and a TV room that can be separated by double doors.

The tiled kitchen is appointed with plenty of storage, a walk-in pantry, stainless steel appliances and a convenient shopper's entrance. The adjoining dining area offers ample space for a large table setting, and sliding doors open to an amazing backyard the kids and pets will love!

Enjoy living within walking distance of excellent local schools, green open

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27793
<b>Land Area</b>	580 m2
<b>Floor Area</b>	182 m2

### Agent Details

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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spaces and convenient public transport. Woolworths, The Roastery cafe and a variety of shopping amenities are on hand at Warton Road, and Livingstone Marketplace is also a couple of minutes away.

Features include:

- Four bedrooms, 2 bathrooms
- 3 internal living areas
- Double lock-up garage
- Generous 580sqm block
- Huge main bedroom suite
- Laminate timber flooring to living areas
- Stainless steel cooking appliances
- Ducted reverse-cycle air conditioning
- Large garden shed
- Spacious rear yard with plenty of lawn

Location (approx distances):

- 150m to Admiralty Road Reserve
- 220m to Caladenia Primary School
- 750m to St Emelie's Catholic PS
- 1.5km to Canning Vale College
- 3.3km to Providence Christian College
- 1.8km to Warton Rd Woolworths
- 2.5km to Livingstone Marketplace
- 2.2km to Perth Hindu Temple
- 910m to Sikh Association of WA

This one won't last long, so call Emily Greenway today on 0434 862 029 and secure your viewing!

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*