

Sold



193 CRANLEIGH Street, Dayton



## WHERE SPACE, COMFORT AND DESIGN UNITE!

A stylish family home of functional design and modern features, welcome to 193 Cranleigh St. Dayton, the perfect four-bedroom home, two-bathroom home, plus study, that combines the ultimate blend of comfort and generous living spaces.

Step inside a home of fresh-faced interiors, with a sophisticated look of informal luxury that is just four years old. Beyond the light, bright and tiled entry foyer lies the home theatre, offering additional living quarters from the rest of the home - providing an ideal family gathering space for movie nights or even a teenage retreat.

Further along the hallway lies the main bedroom, a sumptuous space with his and hers walk-in robes and a sleek ensuite with double basins. A study across the hall accommodates the home worker with a private space or a quiet study room for the kids while the open-plan living, kitchen and dining zone lies at the heart of the home, where a functional design allows the whole family to come together into a welcoming space with plenty of room for all.

The modern kitchen is a huge room that easily caters to the busy family featuring a separate island bench, ample cupboards, stone benchtops, chef's oven and pantry. Adjoining is the dining area and a generous living zone, a beautiful airy space bathed in natural light that opens to the exterior, where a private paved alfresco area offers a quiet sanctuary, ideal for family meals, BBQ's or simply a place to relax.

4 2 2 360 m2

<b>Price</b>	SOLD for \$800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31384
<b>Land Area</b>	360 m2
<b>Floor Area</b>	178 m2

### Agent Details

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The three bedrooms all feature at the rear of the home, all boasting built-in robes and are serviced by a contemporary bathroom with bath while ducted, zoned air conditioning throughout the home ensures comfort in every season.

Residents will enjoy walking distance to their local primary school and parks, with a soon-to-be-built Woolworths Shopping Centre just moments from their front door. With easy access to major roads, just 10 minutes to Whiteman Park and Caversham, numerous wineries, breweries, and restaurants of Swan Valley, and easy access to major roads, this home and location is the perfect fusion of space, comfort, and convenience and definitely won't last!

#### Property Features:

Four bedrooms  
Main bedroom with ensuite and walk-in robes  
Other bedrooms all with built-in robes  
Two bathrooms – one ensuite, one family bathroom with bath  
Separate study  
Stunning stone tiles in living areas  
Open-plan living, kitchen, dining areas  
Theatre Room at front of home  
Solar panels  
Double garage  
Ducted air conditioning  
Undercover alfresco paved patio  
Easy care artificial lawn at exterior plus Colorbond fencing  
Pendant lights  
Porched entrance

#### Location (approx. distances):

Dayton Primary School 700m  
Dayton Family Hub 950m  
Emmaus Catholic Primary School 1.0km  
Walter Day Park 1.1km  
Riverlands Montessori 1.1km  
Caversham Primary School 2.1km  
Margaret River Chocolate Factory 3.4km  
Caversham Wildlife Park 4.2km  
Ellenbrook Christian College 8.8km

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