







Freshly Updated Family Home

4 2 2 644m2

Set on a generous 644sqm block with multiple living zones and a spacious backyard, this 4-bedroom, 2-bathroom home delivers the kind of space growing families will truly appreciate.

From the moment you step inside, the thoughtful design is immediately clear. Positioned towards the front of the home, the master bedroom offers a bright and spacious retreat, complete with a walk-in wardrobe and ensuite.

Opposite the master suite is the first of many living areas - a formal lounge room that provides a peaceful space away from the main family zone. It could function as a parents retreat, reading area or quiet place to unwind at the end of the day, giving the home excellent flexibility to adapt to your family's needs.

Moving further through the home, the layout opens into the main family, dining and living area, where a well-positioned kitchen creates a practical central hub for everyday life. The kitchen also has direct access from the double lock-up garage, making day to day tasks like bringing in the shopping that little bit easier.

Bedrooms 3 and 4 feature walk-in wardrobes, making them ideal for children, teenagers or guests needing extra space. The secondary bedrooms are serviced by the main bathroom, making the layout practical for everyday family living.

Price	SOLD for $990,000
Property Type	Residential
Property ID	33600
Land Area	644 m2

Agent Details

Steven Bethell - 0468 719 374
Mustafa Shubbar - 0401 860 889

Office Details

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

XCEED REAL ESTATE

The home has been recently refreshed throughout, with brand-new carpet in all bedrooms, brand-new vinyl plank flooring throughout the living areas, fresh internal paint and new LED lighting throughout. Together, these updates give the home a clean, modern and move-in ready feel.

As you step outside, the backyard offers exceptional space for kids and pets to play, with plenty of room to entertain, relax or add further outdoor features over time. It's a blank canvas with excellent potential.

Prime Location:

Positioned close to Excelsior Primary School and Canning Vale College, this home is surrounded by parks, public open space and everyday amenities. Livingston Marketplace, local shops, medical services and public transport are all within easy reach, while convenient access to Roe Highway via Nicholson Road or Ranford Road makes commuting simple.

With schools, shopping, transport and recreational spaces nearby, this is a popular and practical pocket of Canning Vale that continues to appeal to families.

Why You'll Love It:

• 4 bedrooms and 2 bathrooms
• Generous 649sqm block
• Formal lounge, family room, dining area and games room
• Freshly painted throughout
• Brand-new carpet throughout
• Brand-new vinyl plank flooring to the living areas
• New LED lighting throughout
• Large master bedroom with walk-in wardrobe and ensuite
• Bedrooms 3 and 4 are double-sized with walk-in wardrobes
• Ducted Air Conditioning
• Double lock-up garage with direct access to the kitchen
• Massive backyard
• Close to Excelsior Primary School and Canning Vale College
• Close to Livingston Marketplace, shops, parks and public transport
• Easy access to Roe Highway

For more information or to arrange a private viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

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.