

# 1 Heaney Way, Canning Vale, WA 6155

HAPPY REALTY

## House For Sale

Friday, 24 May 2024

1 Heaney Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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**From \$750,000**

Welcome to this immaculate 2011-built family residence, beautifully situated on a tranquil corner block. This home merges modern comforts with advanced security, creating an ideal environment for families who value both safety and style. It features four spacious bedrooms, each equipped with built-in robes. The master suite is especially luxurious, offering dual walk-in robes, an ensuite with a separate toilet for ultimate privacy. This property stands out not only for its layout but also for its thoughtful enhancements that ensure security and energy efficiency. A comprehensive security system with CCTV cameras, roll shutters, and an alarm provides peace of mind, while a 6.6 kW solar panel system minimizes energy costs. Comfort is maintained throughout the year with four split air-conditioning units. Recent updates include a freshly painted interior and exterior, LED lighting throughout with dimmer features in multiple rooms, and a modernized laundry with ample storage. The home's practicality is further enhanced by a large, well-maintained shed for additional storage and an extended large patio that offers more outdoor living space, usable in all seasons. Additionally, there's a second undercover washing line for use during the wetter months, and skirting boards installed throughout for a polished finish. The open-plan kitchen, perfect for entertaining, opens to a meticulously cared for garden that is fully reticulated, reducing maintenance and maximizing leisure time. Located just a short walk from local shops and parks, the home sits on a quiet street that offers both serenity and convenient access to community amenities. This property isn't just a house; it's a thoughtfully curated home ready to enhance the lives of its new owners with its blend of luxurious living and practical enhancements.

**Features:**

- **Construction and Design:** Built in 2011, this contemporary home is set on a spacious corner block, designed to optimize both privacy and usability.
- **Room Specifications:** The home includes four large bedrooms, each equipped with built-in robes for ample storage. The luxurious master suite is particularly impressive, offering dual walk-in robes, a private ensuite with modern fixtures, and a separate toilet area for added convenience and privacy.
- **Security Features:** Safety is prioritized with high-end security measures including CCTV cameras strategically placed around the property, roll shutters on windows for added security and privacy, and a state-of-the-art alarm system to monitor and protect the home.
- **Energy Solutions:** Environmentally conscious and cost-effective, the home boasts a 6.6 kW solar panel system, significantly reducing energy bills while promoting green living.
- **Climate Control:** Comfort throughout the seasons is managed with four advanced split air-conditioning units, ensuring each room can be adjusted to individual comfort levels.
- **Kitchen and Living Areas:** The heart of the home features an open-plan kitchen with modern appliances and ample counter space, leading into a living area that seamlessly connects to the outdoor entertainment space, perfect for gatherings and family meals.
- **Outdoor Living and Gardens:** The property includes a thoughtfully designed outdoor entrance area that extends living spaces outdoors, complemented by a meticulously maintained, fully reticulated garden that keeps the landscaping lush with minimal effort.
- **Additional Amenities:** A massive front paving area not only enhances the curb appeal but also provides additional parking alongside the double car garage with shopper's entrance. This feature is particularly suited for families with multiple vehicles or those who receive frequent visitors.
- **Location Perks:** Positioned within walking distance to local shopping areas and parks, the home is ideally located in a quiet street within a friendly neighborhood, making it perfect for families or anyone seeking a balance of community feel and private living. This property blends modern amenities with functional design, making it an excellent choice for anyone looking for a spacious and secure family home in a convenient location.