

# 1 Salen Lane, Canning Vale, WA 6155



## House For Sale

Wednesday, 10 April 2024

1 Salen Lane, Canning Vale, WA 6155

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 676 m2

**Type:** House



Shagun Ahuja  
0894737777

## Buyers over \$900,000

Welcome to 1 Salen Lane, Canning Vale! This meticulously crafted Ventura Display Home, 2007-built family home offers the perfect blend of comfort, style, and functionality. Step inside and be greeted by spacious living areas adorned with modern finishes. The large master bedroom features a walk-in robe and a private ensuite with shower and bathtub, providing a peaceful sanctuary for relaxation after a long day. The remaining 3 large bedrooms serviced by a second bathroom with shower and second bathtub, offer ample space for family members or guests. Plus, a kids safe activity area provides versatility and convenience for various lifestyle needs. Entertain guests in the Theatre room, complete with elegant double doors for added privacy and sophistication. A private Study room for those work from home Executives is included. The heart of the home lies in the open-plan kitchen, seamlessly flowing into the family living area. Prepare culinary delights while engaging with loved ones in this inviting space. Step outside to discover the huge low-maintenance backyard, offering endless possibilities for outdoor enjoyment and relaxation. The home also boasts a mini orchard with fruiting trees that include mango, lemon, orange, and guava. A lockable shed with extensive paving at the rear for those convenient handyperson tasks. A car garage with further extensive paved driveway that can very conveniently park up to 8 cars on the property for those party nights. Situated in walking distance St Emilie's Catholic Primary School, the highly coveted catchment area of Caladenia Primary School & Canning Vale Senior College this home offers convenience and peace of mind for families seeking quality education options. More Features: \* 676 sqm block & 219 sqm internal living area and freshly painted. \* Built by Ventura Homes in 2007 with quality fittings and immaculately maintained. \* Brand new flooring to 4 Bedrooms, Theatre and Study. \* Located beside Cromarty Park \* Multiple living areas plus a huge games area \* separate study/5th Bedroom \* Daiken reverse cycle ducted Air Conditioning (Heating & Cooling) \* Rental Potential - Approx - \$900-\$950 per week \* Granny flat potential (Subject to council and WAPC approval) Outgoings: \* Council Rates - 2,330 Per annum \* Water Rates - \$1,265.10 per annum Don't miss this opportunity to make 1 Salen Lane your forever home. Ensure to attend the next home open and envision the possibilities awaiting you in this exceptional property!