

**10 Barents Road, Canning Vale, WA 6155**

**CENTURY 21**

**Sold House**

Friday, 3 November 2023

10 Barents Road, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Danny Sharrett  
0421088467

**\$828,000**

Looking for a home that has space in abundance? Well, your search ends here! This beautiful 4-bedroom, 2-bathroom haven, nestled on a generous 700sqm block, has all the room you've been dreaming of. Step inside, and you'll find three spacious living areas, including a formal lounge and a separate formal dining area right off the entrance hall. The heart of the home boasts an open-plan living space, where the kitchen, family room, and casual meals area unite beneath vaulted ceilings, adding an airy touch to your daily life. Plus, there's a separate sunken games room adjoining the patio alfresco – perfect for entertainment! The master suite enjoys its very own wing at the front of the home, complete with a private study (ideal as a nursery for young families), a walk-in robe, and a spacious ensuite bathroom featuring a corner spa bath, shower, and a separate toilet for that much-needed privacy. The secondary bedrooms are generously sized and each offer built-in robes for added convenience. Step outside, and you'll fall in love with the living space that extends under an impressive domed roof patio. Stylish limestone-look paving not only pleases the eye but makes maintenance a breeze. You'll find a limestone brick feature at the end of the patio, perfect for your BBQ (please note, BBQ not included) or perhaps you might want to convert it into a water feature – the choice is yours! For the green thumbs and kids at heart, there's plenty of rolling turf to enjoy. Let the little ones roam free in this spacious backyard with the fur babies. FEATURES: \*Formal lounge enjoying carpet underfoot. \*Separate formal dining shopper's entry from the garage. \*Open plan family, casual meals and kitchen enjoying vaulted ceilings. \*Generous kitchen featuring a walk-in pantry, breakfast bar and dishwasher recess. \*Sunken games room offering sliding door access to the patio alfresco. \*Timber-look floors extend through the formal dining and casual living areas. \*Spacious master suite with walk-in robe. \*Open plan ensuite with spa bath, shower and separate toilet. \*Separate study with views to the front gardens. \*Secondary bedrooms are generously sized, each with double door robes. \*Main bathroom enjoys a separate bath and shower. \*Second toilet is apart from the main bathroom and laundry. \*Good-sized laundry complete with built-in linen store, broom cupboard and under-bench storage. \*Ducted evaporative air conditioning throughout. \*Alarm system for that extra peace of mind. \*Impressive domed roof patio with easy care limestone-look paving. \*Double garage offering private parking off the street. \*Lovely lawn areas to the front and back yards maintained by reticulation. \*Side gated access for storing your trailer in the backyard. \*Garden shed providing space for extra storage. This home is not just about space; it's about convenience too! Enjoy easy access to both the Livingston Market Place and The Vale shopping hubs. If you have little ones, you'll appreciate the short 900m walk to Caladenia Primary, with Excelsior Primary within 1.1km and St Emilee's Catholic within 1.6km – making school runs a breeze. With so many exciting features to explore, an inspection is an absolute must. Don't miss your chance to make this spacious Canning Vale gem your very own! For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467 Please Note: \* This property is currently rented until May 2024, bringing in a tidy \$560 per week. \* This property is located just outside the Excelsior Primary intake zone. PROPERTY INFORMATION Council Rates: \$580.00 per qtr Water Rates: \$339.02 per qtr Block Size: 700sqm Living Area: 253sqm approx. Zoning: RES DEV Build Year: 2004 Dwelling Type: House Floor Plan: Available Rent per week: \$560.00 Lease: May 2024 INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.