

**106 Amherst Road, Canning Vale, WA 6155**

**HAPPY REALTY**

**House For Sale**

Tuesday, 2 April 2024

106 Amherst Road, Canning Vale, WA 6155

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 220 m2**

**Type: House**



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**From \$599,000**

Introducing a beautifully crafted green title home that epitomizes the essence of modern, convenient living. Set in the highly sought-after Caladenia Primary School catchment, this property is designed for those who appreciate the fine balance between life and work. Embark on a journey through this well designed home, where every detail is curated for comfort and style. The layout features three generously sized bedrooms, seamlessly connected to a shared bathroom with an additional two toilets ensuring privacy and convenience. The heart of the home is the luminous open-plan kitchen and living area, a space where families can gather, entertain, and create lasting memories. Outdoors, the low-maintenance backyard and inviting patio offer a tranquil escape for relaxation and entertainment. With the added benefits of evaporative air conditioning for year-round comfort and a current tenancy generating \$680 per week, this home is not only a living space but also a wise investment opportunity. Nestled within the prestigious Caladenia Primary School catchment, this property's location is unparalleled. Families will relish the proximity to top-tier educational facilities, ensuring a bright future for their children. The surrounding area is a vibrant tapestry of parks, shopping destinations, and dining options, making everyday conveniences easily accessible. The strategic location combines the tranquility of suburban living with the vibrancy of community life, making it a coveted spot for those seeking the best of both worlds. The property is currently tenanted for \$680k till 09/09/2024

**Features**

- Elegant green title home in the sought-after Caladenia Primary School catchment
- Three generously sized bedrooms with a joint bathroom and two additional toilets
- Bright, open-plan kitchen and living area perfect for family gatherings and entertainment
- Low-maintenance backyard with a cozy patio for outdoor relaxation and entertainment
- Equipped with evaporative air conditioning for comfort in all seasons
- Located in a vibrant community with easy access to top-tier educational facilities
- Proximity to parks, shopping, and dining options, offering a blend of suburban tranquility and convenience
- Ideal for families or investors seeking a blend of modern living and strategic location
- Built 2007