

# 12 Admiralty Road, Canning Vale, WA 6155

**HAPPY REALTY**

## Sold House

Friday, 8 March 2024

12 Admiralty Road, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 621 m2

Type: House



Vicky Yang



yanqi wang  
0404039335

**\$1,055,000**

Discover your dream home. Where luxury meets comfort right across from serene Parklands. This elegant property features everything a modern family could wish for, from a spacious double garage and a welcoming double door entrance to a high-ceilinged foyer that leads into a bright living area. Safety is a priority with a top-notch security system, Deduct Vacuum System, solar panels for eco-friendly living. Work from home is a delight with a dedicated office space that offers stunning views of the park. The master bedroom is a true retreat, boasting a large walk-in closet, an ensuite with a separate toilet, and picturesque window designs. Entertain in style in the formal lounge with fireplace or cook up a storm in the fully renovated kitchen, complete with stone benchtops and high-end appliances. Three of the great size bedrooms, each with built-in closets, provide ample space for everyone. Outdoor entertaining is effortless with a built-in BBQ area, quality shutters, and air conditioning, alongside a family activity area and a tranquil water feature. Situated within walking distance to schools and nestled in the welcoming community of Canning Vale, this home combines the peace of parkland views with the convenience of city living. Don't miss out on making this beautiful house your new home. First Time on the market and Family Proudly Presents Their Custom-Designed, High-Quality Cottage. Feature and benefits: Facing lush park-lands Walking distance to Calandenia Primary School Extra-large double garage Grand double door entrance with well present entry pouch High ceilings in the entrance and main living area, with an elegant electric ceiling Equipped with a security alarm system and a comprehensive vacuum machine Solar panel system for eco-friendly living Dedicated home office overlooking parkland Master bedroom with a spacious walk-in closet, ensuite with a spa, and a separate toilet Formal lounge area with a fireplace Fully renovated open-plan kitchen featuring: Stone benchtops Soft-close cabinets Blackstone sink 900mm gas cooktop Intercom Panasonic Colour LCD Monitor Expandable Intercom Reverse cycle air conditioning with zone control Bedrooms 2, 3, and 4 each with built-in closets Specialized iron room Family activity area with a TV section Multiple storage rooms Powder room Low-Maintenance Backyard with Bali Style Outdoor entertaining area with built-in BBQ, quality shutters, and commercial air conditioning Built 2006 on 621 sqm block