

# 12 Philadelphia Parade, Canning Vale, WA 6155



## Sold House

Thursday, 29 February 2024

12 Philadelphia Parade, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 543 m<sup>2</sup>

Type: House



Sajid Fayazi  
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**\$865,000**

Welcome to this stunning 4-bedroom, 2-bathroom home in the heart of Canning Vale, surrounded by beautiful parklands and all major amenities. You have to see this family home to understand the quality and space it provides, the gardens are easy care, simple and beautiful allowing you to just sit back and relax with space for the whole family. The heart of this home is the spacious open plan kitchen, meals and living area with stone bench tops, tons of bench real estate and stainless-steel appliances throughout. The enclosed study & theatre rooms will cater for everyone's needs and being freshly painted the whole home is light and bright with a stunning neutral colour scheme. If entertaining is your thing this home will not disappoint with a covered outdoor alfresco entertaining area that overlooks the lawned backyard perfect for someone to install a pool, spa or for the kids to play some backyard cricket! Don't miss out on this one! It is sure to attract a lot of attention. Other features: • Block size: 543m<sup>2</sup> • Built-up area: 223m<sup>2</sup> • Year built: 2008 • Built by Ventura Homes • High Ceilings • Separate games & activity rooms • Rear access to the backyard from the garage • Overlooking Park • Freshly painted • Double lockup garage • Evaporative Ducted Air-conditioning • Master bedroom has double vanities & a spa bath • Activity room/games room next to the kid's bedrooms • 400m to St Emile's Catholic primary school - 1.1km to Campbell primary - 2.3km to Livingston marketplace ANY ENQUIRES FEEL FREE TO CONTACT Sajid Fayazi ON 0484 786 573 \*Disclaimer: Ray White BPG have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*