

**13 Canny Road, St James, WA 6102**



**Sold House**

Thursday, 10 August 2023

13 Canny Road, St James, WA 6102

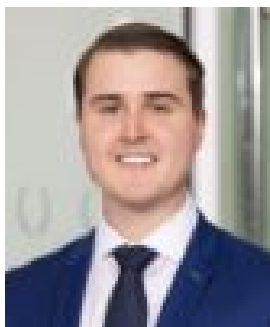
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 765 m2**

**Type: House**



Jack McDade

0893618999

**\$830,000**

Hillside, Pool side, Fire side, 13 Canny Road in St James had all sides covered. Built cleverly into a hillside contour of a Generous 765 m<sup>2</sup> inner urban, Elevated lot 13 Canny is a split-level, extended 1956 home offering a rustic semi-rural feel, with an impressive and spacious Open Plan living area. Contemporary stylings with classic Jarrah and sleight materials tone & colourings throughout are exaggerated by great separation from a front master suite with its own reading/fireside lounge and a rear three bedroom with new bathroom wing all meeting in a grand, raked ceiling, split level country kitchen space, unique and impressive in its own right! The grand space opens onto a large patio deck in turn stepping down onto generous, terraced, garden options, a large rear shed and to the front of the property a large, fully enclosed below ground and below Street level pool. This one of a kind family house and land prospect, is nestled in a quiet part of the Victoria Park (adjacent) side of St James. With nothing to do on the home and options to add value to the outdoor living areas, 13 Canny road in St James represents a great opportunity to secure generous land near the city while adding your own flavour to a Beautifully presented, extended split level, character Homestead. Features include:- Extensive Jarrah floors, stylings and redwood appeal throughout. - Oversized split-level, Open Plan living.- Generous large below ground pool- Wide frontage/verge façade with multiple brick paved parking options front and back.- Air conditioning- Newly renovated bathrooms- Oversize, country, kitchen, dining family area - Minutes to university, major shopping, arterial transport, parklands and CBD 13 Canny Road, is to be sold by 'Open Negotiation' with the final bidding stage to commence at 6 pm on Saturday the 3rd of June (Unless\* sold prior). I.E.\*The seller reserves the right to negotiate with the sole bidder and/or amend the final negotiation times if they deem it in their best interest. Call Julian and/or Jack for information and inspections will come to our next scheduled home open .