

13 Cranbrook Pass, Canning Vale, WA 6155

Sold House

Thursday, 4 January 2024

13 Cranbrook Pass, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m2

Type: House



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\$640,000

CALADENIA SCHOOL ZONE!! Step up onto the property ladder with this beauty! Finished in neutral decor, this spacious home has three good-sized bedrooms, two separate living areas and easy-care vinyl flooring through main living space. The home is situated in a quiet slip road in sought after Canning Vale just a stone's throw from beautiful parkland reserve. Built-in 2005 this beauty is set in the Caladenia School Zone and just a short drive to Livingston Marketplace and Canning Vale College. Public transport is right on your doorstep including the new train station. This property is perfect for the downsizer couple, first home buyers, a young family who will adore the parkland, or for the savvy investor making the most of our hot rental market. Be quick or you will be disappointed. Outstanding features include:

- Contemporary façade with an easy-care formal garden.
- 141sqm living space.
- Easy care 325m² lot
- Built in 2005, freshly painted.
- Solid front door entrance with security screen Alarm not warranted (not in use)
- Evaporative air conditioning plus two split system air conditioners.
- Open front lounge with carpets and skirting boards
- Master suite with a spacious built in robes with slider doors, split system ac, carpets, and blinds with sheer curtains.
- Ensuite is light and bright with a porcelain basin, toilet, glass shower, neutral decor.
- Kitchen is spacious with stainless steel appliances, Westinghouse dishwasher and double stainless sinks.
- Bright open plan Family Kitchen Dining space with split system air conditioner and blinds
- Bedroom 2 is a good size with built in robe and venetian blinds and curtains
- Regouted Main bathroom is bright and finished in neutral tones with porcelain basin and bath.
- Bedrooms 3 is queen room with carpets, blinds and built in robe.
- Automatic reticulation to the front garden.
- Double garage with auto sectional door and storage space
- Alfresco is paved with pull down blinds.
- New hot water system.
- Security on all doors.
- STRATA LOT BUT NO STRATA COMPANY OR FEES

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