

# 14 Ambleside Way, Canning Vale, WA 6155



## House For Sale

Wednesday, 12 June 2024

14 Ambleside Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 400 m2

Type: House



Janey Pagels  
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## Buyers Above \$1,180,000

Imagine waking up each day in a home that combines contemporary elegance with functional family living, nestled in the sought-after estate of Ranford, in the heart of Canning Vale. Welcome to 14 Ambleside Way, where every detail has been thoughtfully designed to create a haven of luxury and comfort. As you arrive, the striking contemporary facade and easy-care gardens greet you, setting the tone for what lies beyond. Step through the double door entry under the portico, equipped with security screens, and find yourself immersed in a world of style and sophistication. The lower level of this home features stunning Tasmanian oak solid flooring that flows through the main living spaces, complemented by elevated ceilings that enhance the sense of space and light. The renovated kitchen is a chef's dream, boasting a dual fuel freestanding cooker, dishwasher, quality stone benchtops, crisp white shutters, and a coffered ceiling that adds a touch of elegance. From the kitchen, the solid timber flooring continues into the family room, where elevated ceilings and downlights create a warm and inviting atmosphere. Adjacent to this is a spacious games room, perfect for entertaining family and friends. Retreat to the master suite, a true sanctuary with 30c ceilings, plush carpets, and a generous walk-in robe. The ensuite bathroom is a masterpiece, featuring double porcelain basins, a stone benchtop, floor-to-ceiling tiling, an oversized shower, shutters, downlights, and a heat lamp for those chilly mornings. The guest toilet with vanity and a renovated laundry with ample cupboard space add to the home's practicality. Upstairs, timber flooring continues, and the minor bedrooms are all true queen-sized, complete with plush carpets, built-in robes and new shutters. The theatre room is an entertainer's delight, with a coffered ceiling, plush carpets, a projector and screen, and even the furniture included. This room is designed for ultimate relaxation and enjoyment. Step outside to the timber decked alfresco area, surrounded by quality paving and featuring pull-down blinds for added comfort. The heated plunge pool is perfect for cooling off in the summer months, making the outdoor space an ideal spot for entertaining and relaxation. With two reverse cycle air-conditioning units, a 6.5 kW solar panel system and sparkling easy care swimming pool, this home is equipped with modern conveniences to ensure your comfort and security. The double garage with a store area at the rear and elevated ceiling adds to the home's functionality. Situated in a quiet street, overlooking a parkland reserve, and within walking distance of public transport and Ranford Primary School, this home is perfectly positioned. A short drive will take you to Queensgate Medical Facility and Livingston Marketplace Shopping Centre, ensuring all your daily needs are met. For more information and to arrange a viewing, contact Janey Pagels at 0408 901 858.

**Main Features:**

- 400 sqm lot with 270 sqm living space
- 4 spacious bedrooms plus study/bedroom
- 2 light and bright bathrooms
- Tasmanian timber flooring and elevated ceilings throughout the lower level
- Renovated kitchen with high-end appliances and finishes
- Multiple living areas including a family room and games room
- Huge master suite with luxurious ensuite
- Expansive theatre room with included furniture
- Two reverse cycle air-conditioning units
- 6.5 kW solar panel system
- Security Alarm and camera in place (not warranted)
- Timber decked alfresco area with heated plunge pool
- Double garage with store area

**Location Highlights:** Overlooking parkland reserve  
Walking distance to public transport and Ranford Primary School  
Short drive to Queens gate Medical Facility and Livingston Marketplace Shopping Centre

Call Janey Pagels on 0408 901 858 for more information and viewing times. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.