

**14 Audley Place, Canning Vale, WA 6155**

**CENTURY 21**

**House For Sale**

Friday, 14 June 2024

14 Audley Place, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 472 m2**

**Type: House**



Josh Brockhurst  
0894932221

## EXPRESS SALE

Nestled in the peaceful pocket of the sought-after Ranford Estate, this stunning 4-bedroom, 2-bathroom residence offers the perfect blend of space, comfort, and convenience. With an ideal layout for families, this home is designed to meet all your needs and more. Step inside through beautiful timber French doors and be greeted by the wide entrance. The open plan living and dining areas seamlessly flow into the kitchen, creating a welcoming space for family gatherings and entertaining. The kitchen is a chef's delight, featuring a time-saving dishwasher, induction hot plate, and separate oven. For movie nights and cosy evenings, the relaxing home theatre comes equipped with wall-mounted speakers and a recessed ceiling, adding a touch of luxury to your everyday life. The light-filled activity room, perfect for a study or play area, is nestled among the secondary bedrooms, providing a versatile space for all your needs.

**FEATURES:**

- Spacious master bedroom with timber-look floors and walk-in robe
- Well-appointed master ensuite with large vanity, enclosed shower, and private WC
- Large secondary bedrooms with built-in robes and timber-look flooring
- Secondary bathroom with full-size tub and enclosed shower
- Powder room with large vanity and second toilet
- Bright laundry with built-in workbench and storage
- Ducted evaporative air conditioning throughout
- 4 gas bayonet points in the home
- Enclosed alfresco area for year-round entertaining
- Low maintenance, fully paved backyard with garden shed
- Abundance of off-street parking, rear access, and large garage with space for two cars
- Beautifully manicured front gardens with automatic reticulation
- Sustainable solar panels with an inverter
- Relaxing spa, unused and disconnected for the past 3 years and sold as-is

The outdoor features of this property are just as impressive. The enclosed alfresco area, accessible from the dining and kitchen, is perfect for year-round entertaining. The low-maintenance backyard is fully paved and includes a garden shed for extra storage. The front gardens are beautifully manicured and maintained by automatic reticulation, adding to the home's street appeal. You'll also find an abundance of off-street parking, with rear access and a large two-car garage. This property will enjoy easy access to the future Canning Vale Train Station, currently under construction, via the upgraded, 4-lane Ranford Road overpass. Located within walking distance to local parks and Ranford Primary School, this home is perfect for families. For your daily shopping needs, Livingston Marketplace is just a short drive away. With easy access to Ranford Road, you'll effortlessly connect to Roe Highway, Tonkin Highway, and the Freeway, making your commute and adventures around the city a breeze. Don't miss the opportunity to make this beautiful house your home. Contact us today to arrange a viewing and see for yourself all that this property has to offer!

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$502.06 per qtr  
Water Rates: \$366.09 per qtr  
Block Size: 472 sqm  
Living Area: 191 sqm approx.  
Zoning: R20  
Build Year: 2002  
Dwelling Type: House  
Floor Plan: Available

**INFORMATION DISCLAIMER:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.