

16 Seddon Way, Canning Vale, WA 6155



House For Sale

Wednesday, 17 April 2024

16 Seddon Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



Kamal Mann
0863929020

Offers Over \$879,000

Step into the realm of refined luxury with this exceptional residence, masterfully designed to embrace sophisticated family living. Lovingly owned for over a decade, this well-maintained family home is now proudly presented by Kamal Mann of Urban Habitat. Beyond the double wooden doors adorned with feature glass panels lies an enchanting tiled entry hall, offering captivating views of the nearby Sikh temple and setting the stage for an unparalleled lifestyle experience. Conveniently located close to amenities such as Livingston Shopping Centre, Fimister Parkway Reserve, future train stations (set for completion in 2025), and the popular Caladenia Primary School, you're spoiled for choice with this location.

GREAT INVESTMENT OPPORTUNITY: - R30/R60 zoning = subdivision/development opportunity where you can build 3 units/ townhouses up to 10m high - Currently tenanted at \$720p/w * Please contact City of Gosnells council for more information on building/ developing lot

PROPERTY HIGHLIGHTS: 2 Grand 4 bedrooms, 2 bathrooms, meticulously built in 2005 2 Expansive 194m² built-in space + sunroom on a generous 481m² block 2 Open-plan family/dining exuding elegance with high, arched ceilings & glass sliding doors leading to the enchanting back alfresco area 2 Kitchen replete with stainless steel appliances, overlooking the inviting casual living area and featuring a convenient walk-in pantry 2 Elegant powder room for added convenience 2 Separate theatre/lounge room offering a sanctuary for relaxation and entertainment 2 Captivating sunroom boasting lofty arched ceilings, suffusing the space with natural light 2 Comprehensive ducted evaporative air conditioning system ensuring year-round comfort 2 Split System in the master bedroom, open living area, and secondary bedroom for personalized climate control 2 Fully insulated solar hot water system for energy efficiency 2 Double lockup remote garage providing secure parking and storage 2 Enhanced security features including security screens on all windows and doors, along with an advanced alarm system 2 Double glazed doors and windows throughout the home for heightened insulation and tranquillity 2 Fully fenced yards adorned with meticulously landscaped, low-maintenance and fully reticulated gardens 2 Conveniently located near Public Transport, local shopping centres, and serene parklands 2 Situated in the catchment area for esteemed educational institutions including Caladenia Primary School & Canning Vale College 2 Once train line is complete it will be easy commute to the city. Approx only 26min to City (according to the Metronet website) 2 Currently leased at \$720 per week, it offers both immediate rental income and potential for future development or occupancy

WHAT'S NEARBY: Approx. 800 m to Sikh temple Approx. 3.7 km to Hindu temple Approx. 200m to Fimister Parkway Reserve Approx. 1.4km to Caladenia Primary School Approx. 3.8km to Forrest lake shopping centre Approx. 2.3km to Livingston Marketplace Approx. 1.3km to last local Brewery Approx 1.8km to Taco Bell Approx 3.6KM to Office works Approx 1.8km to the new Nicholson Road Train Station (Sourced from Metronet webpage) *Distances are approximate, sourced from google maps.

RATES: COUNCIL RATES - APPROX \$2200 YEARLY WATER SERVICE CHARGES - APPROX \$1,343.90 YEARLY

Seize this unparalleled opportunity! Contact Kamal Mann today on 0469 735 397 to secure your private viewing of this remarkable home. * Disclaimer - photos displayed are prior to the commencement of Tenancy. This advertisement has been written to the best of our ability based upon the Sellers information provided to us. Whilst we use our best endeavours to ensure all information is correct, Buyers should make their own enquiries and investigations to conduct personal due diligence of the property.