

**18/201 Boardman Road, Canning Vale, WA 6155**



**Sold House**

Wednesday, 23 August 2023

18/201 Boardman Road, Canning Vale, WA 6155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: House**

## Contact agent

There is nothing to do but move right in with this easy-care, beautifully maintained property directly opposite Canning Vale College, minutes on foot to multiple amenities, and the soon-to-be-completed Nicholson Road Train Station. With three bedrooms, two bathrooms, a double lock-up garage and a neat alfresco terrace, busy families, downsizers, or retirees seeking a lock-and-leave option can't go wrong with this well-presented home. Alongside bright, white interiors, come home to a good-sized main bedroom featuring a walk-in robe and ensuite with a large shower, vanity and WC. Bedrooms two and three enjoy a family-sized bathroom with a separate shower and bath, while a separate laundry is accessed from the kitchen. Every-day living will no doubt centre on the open-plan living and dining area, adjacent to a spacious kitchen with ample top and bottom cabinetry, a dishwasher, stovetop, electric oven, rangehood and great bench space. Here, enjoy hard-wearing tiled floors, a split-system air conditioner and a sunny outlook to the rear terrace through sliding doors. Outside, enjoy the peace and privacy of your own covered and paved alfresco, while at the front, a paved entryway, double lock-up garage (great for storage, too) and wood-chip garden bed surrounds ensures the living is even easier. Surrounded by beautiful reserves and parks – such as the greenery of Pinaster Boulevard Reserve and Auckland Park – a brief stroll to Canning Vale College, a short hop to Campbell Primary School, and five minutes by car to Livingston Marketplaces' various shops and cafés, this property offers location, ease and practicality. Gosnells Golf Club is also on its doorstep, as is St Emilie's Catholic Primary School. And no doubt sure to increase its appeal is the new Nicholson Road Train Station, due for completion in 2025 and just a three-minute drive from this home. In addition to its many features. The Property is tenanted for \$450 per week until 6/10/2023. The strata fee is approximately \$340.35 per quarter. Secure, quiet and ready for you to simply enjoy for yourself now, this solid investment will be snapped up quickly! Contact Raman Singh on 0452600414. Features include: 3 bedrooms, 2 bathrooms Double lock-up garage Covered, paved alfresco Contemporary fixtures/fittings Large family bathroom with separate bath/shower Ensuite to main bedroom Walk-in robe to main Split-system air conditioner in living room Generous kitchen with gas stove top, dishwasher Easy-care tiling in living areas Good-sized living/dining Sliding doors out to alfresco Location (approx. distances): 93m Bus stop, Boardman Road 400m Pinaster Boulevard Reserve 700m Canning Vale College 1.0km Campbell Primary School 1.1km St Emilie's Catholic Primary School 1.2km Livingston Marketplace 2 min drive 1.3km Nicholson Road Train Station (due for completion in 2025) 1.7km Canning Vale Primary School 2.1km Gosnells Golf Club 23.1km Perth CBD Built - 2014 Land - 239m<sup>2</sup> approx. Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy on this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.