

18 Castleton Way, Canning Vale, WA 6155

Professionals

Sold House

Friday, 3 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Khush Monga
0894599000



Rohit Monga
0894599000

\$791,500

Contact for Obligation market Free appraisal Khush Monga 0411094249/ Khush@ppre.net Rohit Monga 0413253244/ Rohit@ppre.net

Charming Family Home on a 600sqm block We are proud to introduce you to this practical and modern home, boasting 4 bedrooms, 2 bathrooms, an activity/study area and 3 large living rooms which is all built on a 600 sqm block size. With a range of smart features and minimal maintenance, this home is complete with high quality finishes and a functional floorplan, ticking all your boxes! This property is ideally situated in a sought-after location in Canning Vale, offering easy access to amenities, schools, parks, and more.

Property Details: Bedrooms: 4 Bathrooms: 2 Living spaces: 3 Parking: Double garage with room for 2 vehicles Land Area: A generous 600sqm approx. Built Area: A spacious 275 sqm approx. including Garage and Verandah.

Property Features: Front yard: A front yard designed with lush green lawn and beautiful shrubbery and flower bed- includes extra potential for green thumbs! The paved path leads into the double door front entrance! Generous Living Spaces: This home boasts 3 expansive living areas, providing you and your family with the room you need to spread out and relax. The open and inviting layout is perfect for hosting gatherings or simply enjoying quality time with loved ones.

1st Large living room with a formal dining area at the entrance offers space to welcome your friends/acquaintances without any interference to your family area. **Theatre/2nd living room:** The theatre room is an oasis. Neutral interior design to tie the room together! This spacious room has so much potential-from the scene of a family movie night to the location of a game's night with your friends and family. Moreover, it can be used as an informal living area. **3rd Informal living/dining area** next to the kitchen to enjoy your family time. Offers lots of natural light, easy to clean tiled floor with in-built large cupboard with stone bench-top.

Kitchen: This kitchen is a chef's dream-designed with chic cabinetry and ample of space. Fully equipped with stainless steel appliances, spacious benchtops, plentiful storage space, microwave recess, double door fridge recess, dishwasher, walk-in pantry and shoppers' entry through the garage for added convenience! Service window from the kitchen to the outside is an added BONUS!!

Study: Well-placed and generous size study at the front of the house near the entrance, perfect for students, and work from home parents.

Master Bedroom: Designed with lush carpets and access to plentiful natural light through the windows, this master bedroom is a showcase of quality! The bedroom is built with neutral wall colour, downlight, beautiful window treatment and an expansive walk-in wardrobe. The En-suite boasts a vanity, shower, and a separate toilet.

Latter 3 Rooms: Rest three large, easy to fit Queen size beds, bedrooms are very well-appointed; this property ensures that everyone in your household has their own comfortable space. All bedrooms come with double door built-in wardrobes. Whether it's for family members or guests, these bedrooms offer the ideal retreat for relaxation.

Bathrooms: A central bathroom complete with a sleek interior, vanity, separate bathtub, and shower. Adjacent to the bathroom is a separate toilet.

Laundry: A spacious and functional laundry room with ample storage and access to the rear outdoor area.

Outdoor Paradise: The generous land area of 600sqm provides ample outdoor space for various activities and outdoor living. Large extended patio gives you a lot of space to enjoy outdoors with your loved ones! It comes with a decent garden shed.

Extras: Ducted Evaporative system serviced on the 17/08/232 Solar panels systems installed- 3.12kwatts with 12 panels and 2.31kwatts with 7 panels Water Feature in the backyard with new motor Brand new hot water system Gas Bayonette in the living room Large Storage Linen in between the three bedrooms

Whether you're a gardening enthusiast or love to entertain, this backyard is a blank canvas waiting for your personal touch.

Proximity (derived from google maps): Approximately 750m to Campbell Primary School Approximately 850m from Canning Vale College via Dumbarton Road Approximately 1.5kms to St Emilie's Catholic Primary School via Manchester way Approximately 1.7 kms from Providence Christian College Approximately 2.2kms from The Vale Shopping Centre

Please contact us to Organise a viewing: Khush Monga at 0411094249 or email at khush@ppre.net Rohit Monga at 0413253244 or email at Rohit.monga@ppre.net