

# 18 Crufts Way, Canning Vale, WA 6155



## House For Sale

Tuesday, 23 April 2024

18 Crufts Way, Canning Vale, WA 6155

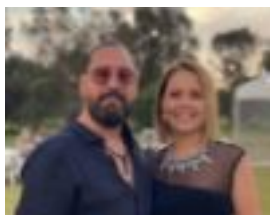
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4000 m2**

**Type: House**



Andy Vidot The Vidots  
0893983000

**From \$1,150,000**

Welcome to 18 Crufts Way, Canning Vale! Located in a prime location in the highly sought after Canning Vale Kennel Zone is this fantastic property sprawling over a 4000m<sup>2</sup> lot -This magnificent property is brimming with potential plus!Featuring a spacious 4 bedroom, 2 bathroom home with multiple living zones, ducted air conditioning, wood fire place plus large entertainment area overlooking a fiberglass pool. With a total of 32 kennels, including a large block of 28 kennels with a portable air conditioner, plus second block of 6 kennels with feed room plus a kennel office complete with desk and shelving. The beauty of this property is the kennels have their own separate driveway with double gates offering the perfect place to set up a kennel business without interfering with your private residence.Some of the Many Features;\* Large Fiberglass Pool\* Powered Shed/Workshop with Three Phase \* Ducted Evaporative in the Home- Replaced 12 Months Ago\* Wood Fireplace in Meals/Family\* Bore ReticulationTurn your dreams into reality call Andy Vidot today on 0431 826 907, whether you're looking for a new thriving business to set up, or a tranquil lifestyle retreat with more room for your pets this wonderful property has it all.