

# 22 Romulea Mews, Canning Vale, WA 6155

**Professionals**

## House For Sale

Tuesday, 30 January 2024

22 Romulea Mews, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 731 m2**

**Type: House**



Linda Hickmott  
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## Suit Buyers HIGH \$900Ks And Above

Gorgeous spacious family residence in the ever-popular Livingston Estate, constructed by quality builder Atrium Homes, this grand home will impress the most discerning of buyers. This much loved and beautifully maintained and presented property is situated in a family friendly cul de sac only a short walk to Canning Vale Primary School, Canning Vale Secondary College, public transport, lovely parks and just moments from Livingston Shopping Centre. Features of this amazing property include: Indoors- Quality built by Atrium Homes- Grand double door entrance- Formal lounge/sitting room and bar- Formal dining- Open plan meals and family- Theatre/games room - Stunning kitchen with granite benchtops, Bosch dishwasher, Bosch 6 burner cooktop, oven and separate grill, double sink, walk in pantry, appliance cupboard, shoppers entrance from garage- Master bedroom with ornate recessed ceiling, walk-in robe, ensuite with separate bath, shower and separate toilet- Home office or nursery/fifth bedroom- Powder room- Second bedroom with double robes and built in desk- Spacious third bedroom with double robes, and semi-ensuite to family bathroom, perfect for guests- Fourth bedroom with double robes and built in desk- Family bathroom with separate bath and shower- Large laundry with excellent storage- Stunning high ceilings- Low maintenance flooring to living areas- Ducted evaporative air-conditioning to all living and bedrooms- Two gas bayonets- 255sqm of living

Outdoors- Huge 731sqm block- Double garage with high ceilings and garage door, perfect for large SUV- Double gate access to extra undercover parking, perfect for boat, caravan or extra vehicles- Two enormous gable patios/outdoor entertaining- Garden shed- Fully paved low maintenance rear yard

If you wish to view this exceptional property, viewing is strictly by appointment only, please contact me on 0407 142 172 or [linda@ppre.net](mailto:linda@ppre.net) to arrange a suitable time. - Auto reticulation