

# 22 Sholto Crescent, Canning Vale, WA 6155

## House For Sale

Thursday, 13 June 2024

22 Sholto Crescent, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 718 m<sup>2</sup>

Type: House



Jay Singh  
0430883582



Aman Singh  
0430883582

## End date sale (UNLESS SOLD PRIOR)

"A sanctuary in Sanctuary Waters Estate, Canning Vale." This spacious 4-bedroom, 2-bathroom home offers an array of amenities for entertaining and luxurious living: **KEY FEATURES** - Double-door entrance - The wide double-door entrance connected to the front porch flawlessly leads into the spacious hallway with high ceilings, creating a welcoming ambiance. Master Bedroom - Indulge in the luxury of a king-size retreat, complete with ample walk-in wardrobe space and generous storage options for effortless organisation. Enjoy the tranquil sanctuary of the expansive bedroom, complemented by a beautifully crafted Mediterranean-style ensuite bathroom for ultimate relaxation." Bedrooms 2/3/4/5 - Spacious, bright, and versatile. Each room offers ample space, natural light and flexible layout options for comfort and style, whether for children, guests, or a home office/study." Theatre/games/home gym - Immerse yourself in a world of excitement with this home's extra spacious theatre/games room. Ideal for movie buffs and game enthusiasts, this versatile space offers plenty of room for a big screen, comfortable seating and gaming equipment. Whether hosting movie nights, game tournaments, or simply relaxing with family and friends, this room is designed for endless fun and memorable experiences. Formal Lounge - Experience sophistication in this elegant space, perfect for entertaining or quiet moments. Featuring a stylish design through high ceilings and ample natural light, it elevates your living experience for elegant gatherings or unwinding in style. Open Plan Kitchen - Experience culinary delight in this spacious kitchen. Perfect for cooking enthusiasts and entertainers, it features high-quality modern appliances, ample counter space, and seamless integration with dining and living areas for effortless entertaining. Separate Living & Dining - Enjoy the best of both worlds with distinct spaces for comfort and versatility. Cozy defined living area for relaxation and socializing, alongside a dedicated dining room for elegant meals and entertaining. Thoughtfully designed, the dining room seamlessly connects to the alfresco area, enhancing the ambiance for maximizing entertaining enjoyment. Elevated Alfresco - Experience outdoor living at its finest with this beautifully designed elevated alfresco area offering views of the pool and backyard with a sense of privacy. Featuring a wood-paneled roof for rustic elegance and shade, it offers ample space for gatherings, dining, or relaxation. Transform your outdoor experience with this versatile and exquisite area. Play Zone - Create a fun-filled paradise within your home! This backyard play area offers endless entertainment for children and the whole family. With plenty of room for play and easy accessibility from the main living areas, it's designed for supervision and interaction. Transform your home into a space where kids can learn and play to their hearts' content, creating lasting memories for everyone. Note - play equipment will not be included. Swimming Pool - Immerse yourself in the essence of a holiday getaway with this stunning home featuring a sparkling swimming pool. Perfect for relaxation and entertaining, this pool offers a serene retreat in your backyard. Whether you're unwinding in peaceful surroundings or hosting lively poolside gatherings, it's large enough for both leisurely swims and energetic activities. Double Car Garage - Conveniently park two vehicles side by side with additional room for storage or a workspace. Store tools, sports equipment, and more with ample space available. Other Features: • High ceilings for a spacious feel throughout the home. • Extra-large driveway providing ample additional parking space. • Luscious green gardens and lawns enhancing the outdoor ambiance. • Ducted evaporative air conditioning for efficient cooling. • Central gas heating ensuring comfort during colder months. Don't miss out on this incredible family home. Your sanctuary awaits in Sanctuary Waters Estate! Call Jay Singh on 0401 308 990 for viewings and further details-Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.