

# 23 Bridge Road, Canning Vale, WA 6155



## House For Sale

Tuesday, 30 January 2024

23 Bridge Road, Canning Vale, WA 6155

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 9**

**Type: House**



Nicola Lee

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## ALL REASONABLE OFFERS PRESENTED

A home filled with potential and a block filled with endless possibilities...This 1986 built 5 bed, 3 bath home exudes an abundance of character and a hefty 260m<sup>2</sup> living area. It's the foundation that makes this the buy of the century, with its 1075m<sup>2</sup> low maintenance block zoned R20. Throw into the mix the ability to set up your business from home AND some serious rest and relaxation nights in the spa and sauna and you have the making of a dream property. Other features included in this one-of-a-kind property are: Ample driveway parking Drive through garage with the ability to securely park multiple cars Double gate access from Gateway Bvd into the workshop and more secure parking Private home set back from the road Beautiful wooden beams adorning the high ceilings and along the staircase Open formal living and dining space with lots of natural light and exposed brick feature wall for a fireplace Upstairs family or games area with huge wrap around balcony Chef's kitchen with gas cooking, stainless steel exhaust, dishwasher nook and large fridge recess Family dining area with in-wall air conditioning cassette Master bedroom with feature beam, walk in robe and ensuite 4 other multi use rooms/bedrooms Office/study space Guest bathroom with separate bath and shower Internal laundry Outdoor entertaining area Big undercover 10 seater spa and infra red sauna Outdoor wet room with toilet and shower Huge 9m x 7.5m workshop with 3 phase power and gated access to the side road Solar hot water R20 zoning minimum block size 350m<sup>2</sup>, average block size 450m<sup>2</sup> 5 minute walk to Excelsior Primary School 3 minute drive to Forest Lakes Shopping Centre Close to parks and public transport This multi-use home is one of the final 'big blocks' left in the area. If you loved the 80's and revel in the charm this home is ready to go. On the other hand, if you love to put your stamp on things there is bucket loads of potential here. Finally, knock it down and build your dream home and one next door for the kids. It really won't last long so come and see us this weekend and get your offer ready! Nicola Lee