

23 Kingsland Loop, Canning Vale, WA 6155



Sold House

Saturday, 23 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House

\$765,000

Description: Nestled in the highly sought-after "Avenues Estate," 23 Kingsland Loop, Canning Vale, offers a perfect blend of luxury and practicality. Just a short stroll away from picturesque parkland, this Dale Alcock home provides an ideal setting for families seeking a modern lifestyle. It's conveniently located near Canning Vale College and Campbell Primary School, adding to its appeal for families with children. Moreover, this property is in close proximity to Livingston Shopping Centre, making daily errands and shopping a breeze. The convenience doesn't stop there - excellent access to public transport and the new train lines further enhance the ease of travel and commuting.

Key Features:

- **Reverse Cycle Air Conditioning:** Enjoy year-round comfort with reverse cycle air conditioning, providing both heating and cooling options for every season.
- **Elevated Ceilings Throughout:** Experience a sense of spaciousness and grandeur with elevated ceilings that enhance the overall aesthetic appeal of the property.
- **Impressive Entrance Hall with Coffered Ceilings:** The entrance hall boasts coffered ceilings and gorgeous tiled floors adding a touch of sophistication and character to the space, setting the tone for the rest of the home.
- **Spacious Bedrooms:** This residence features four generously sized queen bedrooms, offering ample space for a growing family or guests.
- **Study:** Discover the convenience of a dedicated study, perfect for working from home or as a quiet space for focused tasks.
- **Ensuite Bathroom with Guest Powder Room:** The master suite features an ensuite bathroom for added privacy and convenience, complemented by a guest powder room.
- **Main Bathroom Finished in Neutral Tones:** The main bathroom is elegantly designed with neutral tones, providing a serene and inviting atmosphere.
- **Tiled Floors in Main Living Area:** Enjoy easy maintenance and a contemporary look with tiled floors in the main living area.
- **Expansive Open Plan Living Space:** The heart of the home is the large open plan family living area, seamlessly integrating with the well-appointed kitchen featuring stainless steel appliances and a double stainless-steel sink.
- **Low-Maintenance Gardens with Reticulated Grassed Areas:** The outdoor spaces have been thoughtfully landscaped for easy care, with reticulated grassed areas providing a safe and enjoyable play area for children.
- **Paved Patio for Entertaining:** Entertain in style with a paved patio area, perfect for hosting gatherings or enjoying leisurely summer evenings.
- **Double Garage with Automatic Sectional Door:** The property features a double garage with an automatic sectional door, ensuring secure and convenient parking.

This is a residence that harmoniously blends comfort and style, offering an array of features to cater to modern living. With its prime location in the "Avenues Estate" and its proximity to parkland, Canning Vale College, Campbell Primary School, Livingston Shopping Centre, public transport, and the new train lines, this property is a perfect canvas for you to create your dream family home. Don't miss this opportunity - schedule a viewing today and experience the allure of 23 Kingsland Loop for yourself! Contact Janey on 0408901858 for inquiries and viewing appointments.

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.