

**231 Canning Road, Walliston, WA 6076**



**Sold House**

Saturday, 23 September 2023

231 Canning Road, Walliston, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1922 m2**

**Type: House**



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**\$615,000**

Welcoming and warm 231 Canning Road, Walliston is sure to impress - couples, small families, tradies and investors can all find something to love here. Timber and character touches thread throughout the home, this charming little beauty sits proudly on a sprawling 1922sqm lot. The floorplan is surprisingly open for its vintage 1947 build. There is endless potential to upgrade and customise to add your own personal style but the property is move in ready and spotless. The piece de resistance of this home to me is the solid rustic timber decked balcony, a perfect space for hosting guests all year round. The open kitchen/dining/lounge area is the hub of the home and opens to the balcony. It's easy to imagine indoor/outdoor living in this space, BBQ's and relaxing on your deck. There is ample room on the lot and sprawling 1922m2. The back outdoor living area has a sunny sitting area and shed. There is room to park many vehicles and the property is fully fenced with a gated entrance for extra privacy and peace of mind. Especially convenient for families with school age kids, there's a choice of public/private schools in the area and older kids can catch the bus. Kalamunda Glades Shopping Centre is a 2 minute drive away, where there is a Woolworths, a chemist and Noodle Bar, it's a handy quick stop for after work/school. Kalamunda Central offers a bigger variety of shops and amenities and is only a 5 minute drive away. The weekend markets are very popular and people come from far and wide to enjoy a variety of our walking/mountain bike riding tracks. There is no shortage of things to do on a weekend without leaving the region plus you're only 30 minutes from the hustle and bustle of the Perth CBD. Bring your notepad and measuring tape, you will want to plot out your back yard design that is where to put the chicken coop, vege patch and kids playground, there's still room for a massive shed as well. You'll also need to find the best vantage point to enjoy the bright and shooting star show the Walliston sky puts on every night. The property has subdivision approval to create 2 lots and is zoned R10 (subject to Shire Approvals). Location wise an attractive invest and nest then develop. Contact me to arrange a private viewing.