

24 Lexington Avenue, Canning Vale, WA 6155

House For Sale

Friday, 3 May 2024



24 Lexington Avenue, Canning Vale, WA 6155

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 646 m2

Type: House



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UNDER OFFER

Set in the very popular Avenues Estate and situated close to all the features and benefits of one of Canning Vale's more sought-after corners, this immaculately presented, well designed home is set to impress! Substantial in size with a functional layout, huge living space, and great use of a big parcel of land; you couldn't wish for a more well-rounded, attractive home for your family. Internal features: * Your journey through the home starts with the front door, with crimsafe security screen, which leads into the attractive entrance hall. * Adjacent to the entrance hall is the large formal lounge, huge room for entertaining your friends or for the whole family for a movie night! * King size master bedroom enjoys plush carpet floors, a generous sized walk-in robe, and extra space for dressers/ baby cot. Well-appointed ensuite features vanity with lots of cupboard space, shower and toilet. * Office/ study, perfect for people working from home. Can also be used as a large storage room. * The expansive and light-filled heart of the home consists of the kitchen, dining, living and activities room that flows seamlessly to the rear outdoor entertaining area. * Spacious kitchen featuring high quality fittings and appliances including oven, brand new gas cooktop with tile splash back, fridge recess, pantry, ample bench space, custom cabinetry and storage spaces, shoppers entry with bonus groceries station. * Spacious living area and well-appointed dining area, space enough for a large dining table. * Activities area with stylish recessed ceiling, wide windows for natural light and access to outdoor entertaining area; can also be used as gym, games or kids playroom. * Three rear bedrooms are a great size; can easily accommodate double/ queen beds, with built in robes, carpet floors and wide windows. * Main bathroom with double vanity, shower and bathtub for kids and pets. Separate toilet. * Large laundry with sliding door access to the rear. Three double door linen/ storage cupboards. * New lighting throughout. * New reverse cycle air-con throughout - 1 year old. * Freshly repainted for sale inside and out. Upstairs: * A great teenage retreat! 5th bedroom and landing office room offer flexible use and utility. External features: * Huge 646sqm south east facing land. * Double lock up garage with access to through to rear for extra parking for bikes/ trailers. The driveway itself is also very wide, can easily fit 5 extra cars. * Rear powered workshop and third garage space. Rare feature for the suburb. * Massive rear paved entertaining area with covered patio. This area leads past and through the attractive, low-maintenance gardens. Reticulation system front and back. * Side double gate for parking for trailers, caravans/boats etc. * Walking distance to beautiful serene parklands including Central Park Avenue Reserve, Rushmore Avenue Reserve and nearby tennis courts and playgrounds some of the nicest lake parks in the whole suburb! * In close proximity to Livingston shops, Canning Vale College, Campbell primary school, public transport and other local shops, cafes and restaurants. This one-of-a-kind home is sure to attract a lot of interest! Call Alexander on 0423919066 or Marianne on 0425903595 today for additional information or for details on upcoming home opens or private inspections.