

26 Hardwick Boulevard, Canning Vale, WA 6155



House For Sale

Friday, 10 May 2024

26 Hardwick Boulevard, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 612 m2

Type: House



Nic Sauzier

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Joel Mitton

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HOME OPEN CANCELLED - UNDER OFFER

Joel Mitton & Nic Sauzier have the absolute pleasure to introduce to the Canning Vale market this Luxuriously Renovated Home which offers high end stone bench tops, ABI Interiors Brushed Brass fixtures throughout and an amazing outdoor entertaining oasis. Set in a quiet park side location, this beautiful home was built in 2006 by the renowned Ross North Homes Group and is jam packed with a lot to offer! Upon entrance via the beautiful double French doors, you are greeted with the warmth of the Nordic Oak Timber look Floors. The Master Bedroom & Ensuite. King size master bedroom which offers a huge fully fitted out walk-in robe plus an additional built in wardrobe space crafted perfectly with a make-up area/study nook. Double French door access with security screens into the front verandah/sitting area. The ensuite features a stunning renovation with a his and hers basins on the floating vanity, inbuilt mirror storage and double shower. The expansive, light filled heart of the home comprises of this beautifully renovated kitchen with an aim towards an abundance of bench space and storage. The island bench offers 40mm double waterfall edge by Stone Ambassador, White Truffle. The kitchen offers a 900mm gas cooktop, 900mm below bench oven, double fridge recess which is plumbed to water and a gigantic island bench, there is no doubt you will fall in love with this kitchen! - The dining and family room enjoys high ceilings, high quality window treatments, lots of wide windows allowing oodles of natural light. The family room leads you to the current bar entertaining area / theatre room, which flows seamlessly to the outdoor entertaining area. - The well-appointed dining area, can easily accommodate a large table for big families and gatherings. - Sliding door access to the second outdoor entertaining area which forms part of the main roof. - The massive bar entertaining area / theatre room features double French doors, a huge room for entertaining your friends or for the whole family to enjoy a movie night! This versatile space could easily be used as a gym, additional activities room, or a big office for people who work from home making this area versatile and functional. - The three minor bedrooms are all massive in size with the ceiling stretching under the eaves, making all rooms easily accommodate king/queen beds. The guest rooms are finished perfectly with high-quality plush wall to wall carpets, wide windows and built in robes. - An additional rear activity room which makes it the perfect use as kids playroom, gym or study space. - The main bathroom has been renovated with quality fixtures and finishings, large vanity offering ample storage, modern shower space and a bathtub. - A large laundry which offers an abundance of bench space and built-in cupboards. - A large walk in linen cupboard plus additional storage cupboard, this house has all the storage boxes ticked. External Features:- Huge in-ground swimming pool and spa with a combination of blade and glass pool fencing - secure and attractive! - Attractive rear entertaining area with a massive patio and easy-care Fremantle Stone paving which flows through to the pool area. From luncheons, family gatherings to parties, be the talk of the neighbourhood as the outdoor space will not disappoint your guests and will offer plenty of room for activities all year round! - Second undercover alfresco area (under main roof), access via the living area acts as yet another entertaining area for the family with a gas bayonet. The Extra's that you will love:- Ducted reverse cycle a/c throughout the home, with 3 zones. - Block out roller blinds and sheer curtains. - Separate guest w/c. - Alarm System- CCTV Cameras - Solar panels - 4kW over 16 panels- Extra-long front driveway leading to double lock up garage. - 612sqm of prime land in heart of Canning Vale. All of this is in close proximity to a few serene parklands including Cromarty Gardens Reserve, Katrine Parade Reserve, Waterperry Drive Reserve and Brookland Greens! Easy access to The Vale Shops, Livingston mall, schools, public transport & major transport routes. As you can witness, this property is stunning and jam packed with extras, a rare find and one that will simply not last in today's market. Don't make the mistake of missing out on this amazing opportunity to live and enjoy everything that this beautiful home and suburb has on offer! Contact the listing agents today Joel Mitton 0415 636 585 and Nic Sauzier 0409 042 337 to view or to make an offer. 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.