

**27 Samuel Loop, Canning Vale, WA 6155**

**House For Sale**

Thursday, 13 June 2024



27 Samuel Loop, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



Alexander Moss

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## High \$800k's

Prime real estate in the Caladenia PS Zone! Boasting great living and bedroom spaces, private garden and entertaining areas, and tasteful updates and finishings; what more could you want? Check out the available floor plans for a true sense of the product available here today.

**Internal Features:**

- \* Your journey through the home starts with the front wooden door with a security door leading to the entrance hall.
- \* Adjoining this space is the lounge/ theatre featuring brand new carpet floors and wide windows; accommodates both large scale formal entertaining along with relaxed family gatherings.
- \* King size master bedroom with a generous sized walk-in robe and a well-appointed ensuite features double shower, vanity with plenty of cupboard, bench space and toilet.
- \* The expansive, light-filled heart of the home consists of the open plan kitchen, family and dining area, complete with a rear games/ activities room.
- \* The spacious kitchen enjoys wide bench tops, ample storage cupboards, gas cooker, rangehood, dishwasher, double fridge space, pantry and shopper's entrance to the garage with bonus groceries station.
- \* Large living space and well appointed dining area.
- \* Massive games/ activities room with sliding door to the outdoors. This versatile space could also easily be used as a library, hobby room, kids play room or whatever else you need.
- \* Three rear bedrooms are a great size; easily accommodating double/queen bed, all with built in robes, wide windows and new floorings.
- \* Second bathroom features high quality fixtures and fittings, shower, vanity and bathtub. Separate w/c.
- \* Laundry with a large linen cupboard and rear access.
- \* Ducted evaporative system throughout.

**External features:**

- \* Fantastic 562sqm block a few minutes drive from Caladenia Primary School, one of Western Australia's highest ranked public schools.
- \* Right around the corner from a large park with playground too.
- \* Double garage with additional third side carport which can easily accommodate boat/caravan secure lockup. The carport area also features a recent patio covering tall enough for caravans to easily fit under for protection against the weather.
- \* Low maintenance, attractive gardens front and back, fully reticulated. Backyard space in particular is great for little kids to run around in.
- \* Great outdoor undercover entertaining area with paved floors.
- \* Large garden shed.
- \* Solar panels.

In close proximity to Livingston Shopping Centre, Caladenia Primary School, serene parks, local shops and restaurants, public transport, and major transport routes; and all the features and benefits of living in Canning Vale! Call Alexander on 0423919066 or Marianne on 0425903595 today for additional information or for details on upcoming inspections.