

# 29 Leicester Crescent, Canning Vale, WA 6155



## House For Sale

Friday, 19 January 2024

29 Leicester Crescent, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 620 m2

Type: House



Ronnie Singh  
0430161765

## End Date Process

All Offers Presented ON OR BEFORE 6:00pm Tuesday February 13th.(the seller reserves the right to sell prior to the end date) Welcome to your dream family home, where luxury meets practicality! Nestled in a prime location close to shops, parks, schools, and transport, this meticulously crafted 4-bedroom, 2-bathroom residence is an oasis of comfort and style. Built in 2006, this property boasts a generous 238sqm of living space on a 620sqm block, providing ample space for the entire family. Perfectly designed for family living, every detail has been thoughtfully considered to create a home that's both inviting and impressive. Enjoy the convenience of being close to essential amenities, with shops, parks, schools, and transport all within easy reach. Through the double front doors, step into this spacious home where comfort meets style. Wooden flooring in all the main living areas adds warmth and is complemented by downlights throughout, while tinted windows throughout add to this private sanctuary. The main bedroom is a sanctuary, positioned at the front of the home, featuring a ceiling fan, walk-in robe, and an ensuite bathroom. Luxuriate in the crisp white finishes, softened by neutral-toned plush carpet. The ensuite is an indulgent retreat framed by floor-to-ceiling tiles, a double-sized walk-in shower, an extended single vanity, and a mirrored wall cabinet. The heart of the home boasts an open-plan living area that flows from off the beautifully renovated kitchen. Ideal for entertaining, the kitchen has been upgraded and equipped with quality appliances and high-end finishes, including a Chef oven/grill, double fridge recess, a walk-in pantry, long benchtops and stainless-steel appliances. The U-shaped breakfast bar brings the family together. Discover the spacious additional bedrooms, each with its own ceiling fan nestled around an activity area and the family bathroom. The sleek family bathroom awaits the busy morning rush with a bath, a single vanity, and a shower, finished with floor-to-ceiling tiles and a vessel sink. The laundry area behind the kitchen offers plenty of storage space, making household chores a breeze. Step outside to the large wrap-around alfresco, providing a perfect setting for gatherings and overlooking the low-maintenance backyard and heated pool. Enhancing the comfort around the pool, a motorised awning lends additional shading, elevating the overall pleasure of this outdoor space. The artificial turf adds a touch of greenery without the maintenance, and the beautiful front garden enhances the property's curb appeal. Don't miss the opportunity to call this magnificent family haven your own. SCHOOL CATCHMENT Excelsior Primary School (300 m) Canning Vale College (1.7 km) RATES Water: \$ 1285 approx. Council: \$ FEATURES \* 4 Bedrooms and 2 Bathrooms \* Floor-to-ceiling tiles in both bathrooms \* Tinted windows throughout \* Open-plan living and dining \* Games room \* Theatre room \* Study/optional 5th bedroom \* Spacious renovated kitchen with chef oven/grill, long benchtops, walk-in pantry and breakfast bar \* Main bedroom with ensuite bathroom, ceiling fan and walk-in robe \* Additional bedrooms all with ceiling fans, robes and carpet \* Reverse cycle air conditioning and fans in all bedrooms \* Wooden flooring in living areas, carpet in bedrooms \* Heated pool in a low-maintenance backyard \* Motorised awning for additional shading around the pool \* Solar hot water system and 24 solar electricity panels \* Ample storage throughout, including a walk-in pantry \* Large wrap-around alfresco for entertaining \* Beautifully landscaped front garden with a front port for caravan parking \* Parking space for a boat or caravan \* Double lock up garage \* Close to shops, parks, schools, and transport LIFESTYLE 800m - Spinifex Way Reserve 1.2km - Waterperry Drive Reserve 1.4km - Cromarty Park 1.8km - Forest Lakes Shopping Centre 1.9km - The Vale Shopping Centre 2.2km - Gosnells Golf Club 6.2km - Maddington Central 17.1km - Perth Airport 22.1km - Coogee Beach 29.1km - Perth CBD