

# 3 Elgin Road, Canning Vale, WA 6155



## House For Sale

Friday, 14 June 2024

3 Elgin Road, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 378 m2

Type: House



Alexander Moss  
0423919066



Marianne Woon  
0423919066

## High \$600k's

This immaculately presented 2006 built home is a must see! Functional and attractive, this is a fantastic home for young families, investors, downsizers, empty nesters or professional couples seeking comfortable, secure and low maintenance living. Offering a versatile layout, tastefully designed with high quality fixtures and fittings throughout plus lovely maintained by the sellers, this home is sure to attract a lot of interest!

**Internal Features:**\* Your journey through the home starts with the front door with a security screen, leading into the entrance hall, and featuring quality floors and high ceilings.\* The expansive light-filled heart of the home comprises the open plan kitchen, dining, and living area; which flows seamlessly to the outdoor entertaining spaces.\* Modern kitchen featuring high quality fittings and appliances including wide benchtop, dishwasher, gas cooktop with tile splashback, rangehood, oven, fridge recess, pantry and plenty of storage cabinetry.\* Spacious dining area, space enough for a large dining table, perfect for luncheons and gatherings. Sliding door access to the rear alfresco area.\* The family room serves as a great living and entertaining space. Featuring wide windows for natural light and view to the front garden.\* Master bedroom with a generous size walk-in-robe, split a/c system and carpet floors. The ensuite enjoys attractive fixtures and fittings, vanity with plenty of bench and cupboard space, shower and toilet.\* Two spacious minor bedrooms; can easily accommodate double/queen beds, enjoys carpet floors and double/single built-in robe in all.\* Second bathroom features a shower, vanity with storage space and bathtub for kids and pets.\* Spacious laundry with sliding door access to the rear. Storage/linen cupboard too.

**External Features:**\* Set on 378sqm of prime land with attractive frontage. North east facing.\* Attractive outdoor alfresco area with patio and low maintenance paved floors; private and peaceful, ample room for BBQ gatherings and luncheons.\* The side garden space offers a blank canvas and great opportunity for you to make your own mark on the home.\* Double lock up garage with storage/workshop area. Shopper's entrance too!\* In close proximity to serene parks and lakes. Enjoy tranquil walks with family or pets every day! Such a beautiful location!\* Very quick access to Canning Vale College. Campbell Primary School zone too!\* Strategically located in close proximity to Livingston Shopping Centre and all the other benefits and features of the area such as public transportations, restaurants, cafes, gyms, doctors and dentists.Call Alexander on 0423919066 or Marianne on 0425903595 today for additional information or for details on upcoming inspections.