

# 3 Lydiard Retreat, Canning Vale, WA 6155

## Sold House

Monday, 18 March 2024

3 Lydiard Retreat, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 595 m2

Type: House



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**\$775,000**

Nestled in a serene neighborhood, this original Canning Vale home, built in 1995, showcases a blend of timeless charm and modern upgrades. Boasting 4 good sized Bedrooms two bathrooms and two separate living spaces with new hybrid flooring this home is perfect for first home buyers' downsizers or investors. The gardens are lush and easy care and there is an extensive patio area with side parking for a caravan, boat, or extra cars. The massive workshop is powered and ideal for the handyman or home business. Situated on a quiet street in sought-after Canning Vale, this residence offers comfortable living spaces and convenient amenities. Key Features:

- Large front living room featuring a gas bayonet, block-out drapes, and sheers, creating a cozy ambiance.
- Renovated kitchen boasting engineered Natura Stone benchtops and splash back, 900mm gas cooktop, 600mm oven, dishwasher, and downlights, perfect for culinary enthusiasts.
- Open-plan kitchen, family, and meals area with vaulted ceilings, downlights, and tiled floors, ideal for gatherings and entertaining.
- Master suite complete with hybrid brush box floors, blinds, drapes, a spacious robe, and an ensuite bathroom with a glass shower, toilet, and light decor finishes.
- Minor bedrooms offering generous sizes, with two equipped with built-in robes, all featuring hybrid brush box floors, blinds, and drapes.
- Expansive rear paved patio area, providing ample space for outdoor relaxation and dining.
- Side access leading to a huge, powered rear shed with a concrete base, offering versatility and storage options.
- Secure parking for a boat, caravan, or four cars behind gates, ensuring convenience and peace of mind. Double carport recently painted.
- Abundance of fruit trees including grapefruit, kumquat, pomegranate, mango, grapes, and curry, enhancing the outdoor landscape.

Additional features include:

- Security screens windows and doors
- Insulation
- Gas storage hot water system
- Alarm system and cameras.
- Yearly termite inspections
- Yearly air conditioning service.

For further details or to arrange a viewing, please contact Janey Pagels on 0408901858. Don't miss out on the opportunity to make this charming Canning Vale property your new home! 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.