

32 Pelham Gardens, Canning Vale, WA 6155



House For Sale

Thursday, 4 April 2024

32 Pelham Gardens, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



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Mid \$900k's

Set in the ever popular Ranford Estate, with all convenience and benefits of living in Canning Vale just at your fingertips, this well maintained Atrium home is not one to miss! Substantial in size, on a great parcel of land, – this home is sure to attract a lot of interest and attention! Whether you're a first home buyer looking for a big property to raise kids, or an older family who wants privacy and space, this is the one for you. Internal features: * Your journey through the home starts with the wide, double front door which leads into the spacious entrance hall with high ceilings and low maintenance tile floors which continues through to the main living areas in the home. * Adjacent to the entry hall is the formal lounge. Huge room for entertaining your friends or guests. * Spacious master bedroom enjoys brand new carpets, a generous sized walk-in robe, ceiling fan and a well-appointed ensuite with double vanity, bathtub, shower, and separate toilet. * The front office/ study, perfect for people working from home, enjoys wide windows with views to the front gardens and natural light. Close proximity to the master bedroom also enables use as a fifth bedroom/nursery, perfect for young children or baby's cot room. * The expansive and light-filled heart of the home consists of a spacious kitchen, a functional meals area, a living area and theatre/ games room, which flows seamlessly to the outdoor entertaining area. This space enjoys soaring high ceilings and wide windows. * The spacious kitchen enjoys high quality fittings and appliances including gas cooktop, rangehood, oven/grill, double bowl sink, fridge recess, pantry, ample bench cupboard space, all overlooking the huge family living and dining areas. Second wet kitchen with gas cooker, rangehood and sink. * Living area featuring gas bayonet. Dining area; can easily accommodate a large table for big families and gatherings. * Large theatre/ games room with double French doors. * Three rear bedrooms are a great size, all with built in robes, double/queen size bed space and brand new carpet floors. * Main bathroom is complete with a shower, vanity and bathtub for kids and pets. Separate powder room. * Laundry with linen cupboard and sliding door access to rear/ clothesline. * Freshly painted throughout. * Ducted reverse cycle a/c, near new installed in 2022. * Security alarm system. External features: * Huge 602sqm, north east facing land in a quiet cul-de-sac. Super nice neighbours too! * Attractive frontage with water feature and beautiful low maintenance gardens, long concrete driveway for extra parking space. * Double lock up garage with rear access, can easily pull through trailers, bikes, extra vehicles etc. * Enclosed alfresco area; offering ample room for dining table and BBQ. Low maintenance outdoor space with garden beds. * Garden shed for garden tools storage. * Ranford Primary School Zone! * In close proximity to Ranford primary school, parks, Livingston Mall, IGA, pharmacy, doctors, dentist, physio, VET, local shops, cafes and restaurants. Absolutely prime location! * Short drive to Livingston shops, Dan Murphy, Pet City, public transport and future train station, local shops, cafes and restaurants. * Easy access to major roads and freeways including Ranford road and Roe Highway. This huge family home is sure to attract a lot of interest! Call Alexander on 0423919066 or Marianne on 0425903595 for details on available viewings or if you have any questions.