

36 Bottrell Way, Canning Vale, WA 6155



Sold House

Thursday, 7 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Alexander Moss
0423919066



Marianne Woon
0423919066

\$679,500

Set in the very popular Caladenia Primary School Zone, this great home is a fantastic opportunity for first home buyers, downsizers, investors or young families who want a stunning home, with lots of space, in a prime location, close to all the features and benefits of one of Canning Vale's more sought after corners. Internal Features: * Front formal lounge; can be used as a theatre. Enjoy movie nights with the family! * The front master bedroom is a great size with split system a/c, built-in robes and attractive double windows for extra light. The ensuite features vanity, shower and toilet. * The heart of the home comprises the central kitchen, dining and family rooms, all with attractive tile floors, very high ceilings, lots of bright windows and a very functional and popular layout. * The galley-style kitchen features gas cooktop and plenty of bench and cupboard space. * The family room features access to the rear entertaining area and has a split system a/c. * Two rear bedrooms are great for young kids, with built-in robes and carpets. * Linen cupboards. Laundry also features lots of storage space. * Second bathroom has a shower, vanity and bathtub. * Hardwood vinyl floors throughout. * Crimsafe security door. External Features: * 300sqm, north east facing land. Very quiet street with nice neighbours. * Caladenia School Zone! One of the state's top primary schools! * Double garage with high ceilings, side door access to rear. * Low maintenance gardens at front. * Undercover outdoor entertaining area with low maintenance paved floors. * Close to shops, schools, doctors, gyms, public transport, parks and all the other features and benefits of living in Canning Vale. Relatively close to the new northern canning vale train station under construction. * Very close to the new Nicholson Road train station currently under construction. Property currently tenanted until Mid July 2024 – investors take note that quality tenants are willing to stay on. This property is sure to attract significant interest. Call us immediately if you are interested in upcoming inspections or available private appointments.