

36 Woodhouse Circuit, Canning Vale, WA 6155

House For Sale

Wednesday, 17 April 2024



36 Woodhouse Circuit, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



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UNDER OFFER-MULTIPLE OFFERS

Welcome to the perfect blend of comfort and convenience in this inviting family home. Nestled within the popular Waratah Estate, this delightful residence offers everything your family needs for a fulfilling lifestyle. Step inside and be greeted by low-maintenance modern flooring throughout, complemented by quality internal fixtures and fittings, bathing the home in natural sunlight. With four generous bedrooms, separate living, formal lounge and dining areas, a separate laundry area, and a well-sized backyard featuring a patio and swimming pool, this immaculate residence promises the utmost comfort and more. Conveniently located near schools, parks, shopping centers, and public transportation, everything you need is just a stone's throw away. Whether it's a quick trip to the grocery store or a leisurely stroll in the park, you'll love the ease and accessibility of life in this vibrant community. Features and highlights include:

- Light filled open plan living comprising separate kitchen and meals
- Gourmet kitchen with ample storage and modern appliances
- Main Master bedroom with a well-sized walk-in robe
- Three generously sized bedrooms, all with built-in robes
- Convenient side access for trailers or boats
- Multiple living areas for versatile family living
- Evaporative cooling and two split systems for year-round comfort
- Refreshing pool for endless family fun
- Double lock up garage with remote door
- Ample storage space throughout
- Bore water for reticulation
- Solar panels for energy efficiency
- Ideal for growing families who are looking for space

Location Highlights:

- Located approximately 300m to Waratah Shopping Centre
- Located approximately 450m to Canning Vale Primary School
- Located approximately 1.8km to Livingston Marketplace Shopping Centre
- Located approximately 2.1km to Canning Vale College
- Located approximately 3.5km to Canning Vale Markets
- Located approximately 19km to Perth Airport
- Located approximately 20km to Perth CBD
- Easy access to highways and major roads

Act Now! Don't miss out on the opportunity to make this charming family home yours. With its comfortable interiors, convenient location, and inviting outdoor spaces, it's the perfect place to create lasting memories with your loved ones. Contact your award-winning property specialists, Team Kenric and Vicky, today.