

# 37 Welbeck Road, Canning Vale, WA 6155



## House For Sale

Thursday, 7 March 2024

37 Welbeck Road, Canning Vale, WA 6155

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 662 m2**

**Type: House**



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**\$1,280,000**

Set in the ever popular Brookland Greens Estate with its commanding position on a 662sqm prime corner block, this double storey home is set to impress you! Substantial in size with a functional layout, you couldn't wish for a more well-rounded, attractive home for your family. Check out the floorplans for a sense of what is up for grabs here. Internal features: \* Your journey through the home starts with the wide, double door entry which leads into the attractive and spacious entrance foyer; featuring high ceilings and tile floors which flow through the rest of the living spaces of the home. \* Formal lounge with carpet floors; accommodates both large scale formal entertaining along with relaxed family gatherings. Formal dining area with easy access to kitchen. Powder room for guests too! \* The expansive and light-filled heart of the home consists of a spacious kitchen, a functional dining area, a living area that flows seamlessly to the rear outdoor entertaining area. \* Huge kitchen featuring high quality fittings and appliances including gas cooktop, rangehood, oven/grill, double fridge space, walk-in pantry, ample bench space and cupboard space. The walk-in pantry also features another door that leads into the under-stair deep storage area - good for keeping all that wine cool! \* Well-appointed living area and dining area, space enough for a large dining table, big families and gatherings. Rear games room can be used for all sorts of purposes too. \* Bedroom five has a built-in robe. Or can be used as office/ study, perfect for people working from home. \* Three rear bedrooms are a great size, all with built in robes. Double/queen size bed space and wide windows. \* Second bathroom is complete with vanity, shower, bathtub for kids and pets. Separate w/c. \* Laundry with linen cupboard and sliding door access to rear. \* Ducted evaporative system. Upstairs: \* Parents retreat/seating area with access to the balcony; offering some view of the gorgeous park and lake and taking full advantage of the fresh air. \* Spacious master bedroom enjoys plush carpets, walk-in-robe. The adjoining ensuite features corner spa bath, shower, double vanity and separate toilet. External features: \* 662sqm of prime land in Brookland Greens Estate. \* Beautiful grand entrance way. \* Huge peaked roof patio with low maintenance paved floors plus a gazebo! From luncheons, family gatherings to parties, the outdoor space will offer plenty of room for activities all year round. \* Established and manicured gardens and lawn area, reticulated via bore front and back. \* Long driveway leading to double lock up garage. \* Corner block with side access via double gate - plenty of parking spaces for trailers, trucks, caravan. \* Enjoy morning or evening walks at the beautiful and serene lake - one of the nicest parks in the entire suburb and a major selling point for the estate. \* Just a minutes' drive away The Vale shopping centre; close to Aldi and Woolworths, Dome, takeaways, local gyms and many other specialist services and shops. \* Close to shops, schools, public transport and major transport routes; and all the features and benefits of living in Canning Vale! Call Alexander on 0423919066 or Marianne on 0425903595 today for additional information or for details on upcoming inspections.