

4 Altham Way, Canning Vale, WA 6155



House For Sale

Wednesday, 12 June 2024

4 Altham Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 661 m²

Type: House



Janey Pagels
0408901858

BUYERS ABOVE \$1,188,000

Step into a storybook setting at 4 Altham Way, nestled in the heart of the prestigious Sanctuary Waters Estate. Imagine a life surrounded by quality homes and just a stone's throw from the tranquil Sanctuary Parkland. This four-bedroom sanctuary, each room queen-sized, offers more than just a place to live—it promises a lifestyle of luxury and convenience. As you approach the elevated 661 sqm lot, the grand double solid front doors with feature windows invite you into a separate entrance with elevated ceilings and elegant vinyl plank floors. To your right, a sunken formal lounge beckons with its near-new wool carpets and chic white plantation shutters, framing the front windows beautifully. The master bedroom serves as a luxurious retreat, featuring new wool carpets, a spacious walk-in robe, and a striking pendant light. Its ensuite bathroom is a testament to refined taste, boasting high-quality fixtures, a glass shower, double porcelain basins, and dual mirrors with surrounding lights. The main bathroom continues this theme of understated elegance with its light, neutral décor. The minor bedrooms, all queen-sized, are furnished with quality carpets and built-in robes, ensuring ample storage space. A double linen closet in the passage adds to the home's practicality. The heart of the home is its main living space, where a stunning kitchen commands attention with stone benchtops, top-of-the-line stainless steel appliances, double Pyro ovens, and a plumbed refrigerator for cold water. An island bench brimming with cupboard space and a fold-back serving window seamlessly connect this space to the expansive outdoor area, making entertaining a breeze. Through French doors from the main family area lies the rear games/activity room. This versatile space overlooks the lush green garden, providing a perfect spot for relaxation or play. Step outside to a massive gabled patio, perfect for entertaining, complemented by a grassed area ideal for children to play. The double garage offers drive-through access, and the rear gardens benefit from automatic bore reticulation, ensuring they remain lush and green year-round. This home is also equipped with modern conveniences such as ducted reverse cycle air conditioning, a Rinnai instantaneous hot water system, and an alarm system, ensuring comfort and security for your family. Conveniently located close to shops, public transport, and within the Ranford and Campbell Primary School zones, this home is also just a short drive from the Livingston Shopping Centre and the new train stations. For more information, contact Janey Pagels at 0408 901 858.

Main Features:

- **Bedrooms:** 4 queen-sized bedrooms with quality carpets and built-in robes
- **Bathrooms:** 2 spacious bathrooms, including a renovated ensuite with premium fixtures
- **Study:** Ideal for a home office or additional living space
- **Lot Size:** 661 sqm elevated lot 246 sqm living area
- **Entrance:** Grand double solid front doors, elevated ceilings, and vinyl plank flooring
- **Formal Lounge:** Sunken lounge with new wool carpets and plantation shutters
- **Master Bedroom:** Luxurious retreat with walk-in robe and feature pendant light
- **Kitchen:** Stunning with stone benchtops, stainless steel appliances, double Pyro ovens, and plumbed refrigerator
- **Main Living Space:** Open-plan design with vinyl plank flooring and downlights
- **Rear Games/Activity Room:** Overlooking the lush green garden
- **Outdoor Area:** Massive gabled patio, grassed area for children, and drive-through access from the double garage
- **Gardens:** Bore reticulated for lush, green surroundings
- **Additional Features:** Ducted reverse cycle air conditioning, Rinnai instantaneous hot water system, and alarm system

Location: Close to shops, public transport, Ranford and Campbell Primary School zones, Livingston Shopping Centre, and new train stations

Call Janey Pagels at 0408 901 858 for more information.

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.