

**4 Excelsior Drive, Canning Vale, WA 6155**

**Professionals**

**Sold House**

Thursday, 12 October 2023

4 Excelsior Drive, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 605 m<sup>2</sup>**

**Type: House**



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**\$700,000**

A Perfect Blend of Comfort and Convenience. Welcome to your future oasis! This remarkable property boasts a myriad of features that are sure to captivate any discerning homebuyer. From the moment you step onto the grounds, you'll be enchanted by the possibilities this home has to offer. As you approach the property, the side entrance beckons you inside, revealing a meticulously maintained backyard with lush greenery and colorful blooms. It features a reticulation system fed by bore water, ensuring your garden remains vibrant year-round while being eco-conscious. The wide entry allows easy access for a third car or even a boat. Stepping through the front door, you'll immediately notice the comfort provided by the evaporative air conditioning that envelops the entire house. No matter the weather outside, you'll always be in a state of perfect tranquility. For those who love to cook and entertain, the spacious open-plan kitchen and living area will become the heart of your home. The L-shaped kitchen bench offers ample room for meal preparation, and the abundance of cupboard space means you'll never have to compromise on storage. The adjacent formal lounge at the front of the house adds a touch of elegance to your gatherings, making it ideal for hosting guests or enjoying a cozy night in. The master bedroom is a retreat in itself, boasting an ensuite bathroom, walk-in robe, split air-conditioning, and ceiling fan. You'll find a similar level of comfort in bedrooms 2, 3, and 4, each equipped with built-in robes and split-system air conditioning. Energy-conscious buyers will appreciate the solar panel system, which not only reduces your environmental footprint but also your energy bills. Additionally, the gas hot water system and cooktop provide efficiency and convenience. For outdoor enthusiasts, the entertainment area is a haven of relaxation, surrounded by tropical plants and offering the perfect space for alfresco dining or simply unwinding after a long day. The double garage with shopper's entrance directly into the kitchen adds a final layer of convenience to this extraordinary home. In summary, this property is a true gem, offering comfort, style, and functionality in one package. With its wealth of features, it's ready to welcome you home. Don't miss the opportunity to make this dream property yours. Contact us today to schedule a viewing and experience the magic of this exceptional residence for yourself. Your new life awaits!

Feature and benefits: Great street appeal  
4 bedrooms with 2 bathrooms  
Formal lounge with split system air conditioner  
Open plan kitchen and living area with split system air conditioner  
L shape kitchen bench with plenty of storage and pantry cupboard  
Superb flooring  
Double garage with shopper entrance  
All bedrooms with built in robe and split system air conditioner  
Ducted Evaporative air conditioner throughout the whole house  
Reticulation with bore water supply  
Solar panel system  
Large outdoor entertainment area with tropical plants backyard. A secure haven perfect for kids and pets  
Gas hotwater + cooktop  
Large clothesline out of sight at one side of the house  
Just a stone's throw away from Excelsior Primary School and the beautiful lake and reserve  
Close to places of worship  
Garden shed  
Built 2003  
Land area : 605 sqm  
Floor Area : 187 sqm