

4 Greenacre Gardens, Canning Vale, WA 6155



Sold House

Friday, 27 October 2023

4 Greenacre Gardens, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 351 m2

Type: House



Vee Po

0892019800

\$925,000

Prepare to be utterly captivated by this magnificent double storey family home boasting breathtaking surrounds, and glorious facade, in the best location in Ranford Estate - your gateway to a vibrant community lifestyle. Picture yourself stepping out of your front door and having everything you need at your fingertips. This residence sits in a truly enviable Parkside location (surrounded by 3 parks) that's simply unmatched with magnificent views of Parklands gracing all bedrooms and balcony ensuring you are constantly enveloped in natural beauty. This open-plan 4 bed 2 bath gem goes beyond the ordinary, offering a lifestyle that revolves around the things that truly matter: - * Style and Comfort* Unbeatable Location Livingstone Shop - 3 min walk Ranford Bus stop - 2 min walk Ranford Train Line - 3 min drive Murchoch Train Line 10 min drive Willetton Shops - 9 min drive* Close to Schools Canning Vale College - 3 min drive Ranford Primary - 3 min drive* Community and Lifestyle-Ready Amenities - be a part of a larger community, very close to parks, shops, libraries, recreational facilities, and other conveniences.* Multitude of Shops including Livingstone, Willetton, Leeming and Bull Creek shops* 2 min walk from buses and 3 min drive to Ranford Train Station* Safety* Good Access to Green Spaces - directly facing beautiful green spaces offering residents the opportunity to enjoy nature, exercise, and relax in a natural environment. Where else would you find the luxury of a minimal maintenance home, nestled in a serene enclave? The raised ceiling with double cornices adds an extra touch of grandeur in the main open plan living room. The materials of this home have been meticulously selected for their high quality and low maintenance including the finely engineered Blackbutt 14mm flooring to the inviting composite exterior decking. Downstairs reveals a private theatre room with French doors, seamlessly flowing into the games/study or formal dining space that overlooks the enchanting alfresco area. The open-plan main living area boasts a cozy TV nook and a spacious lounge room. Step outdoors, the stylish alfresco space effortlessly expands your entertainment area. You can access it from the family room, games room, or even through a discreet door at the back of the garage. Parks: Karri Park Livingstone Park and Gardens Park outside front door Ranford Road Parklands Ranford Dog Park and many more Key Features: DOWNSTAIRS* Front door is secure, stylish and crafted with care from Corinthian SLM 208 - Vertical grain Rosewood. A matching door handle completes the look: Trilock Omni Allure Double Cylinder Pull Handle in Stainless Steel* Enjoy the attractive aesthetic of Engineered Blackbutt flooring throughout the downstairs main living areas* A guest powder room with external hand basin complete with floating vanity unit* The spacious open plan lounge flows naturally into a dining area and premium quality chef style kitchen, complete with Australian made Technika appliances* Technika appliances combine with quality Caroma tap wear for an inspired finishing touch* The laundry room has ample benchtop space and includes a linen cupboard* Enjoy alfresco space on masterfully fitted composite decking* High-ceiling double garage comes with a shopper's entrance UPSTAIRS* Feature lighting on the stairway* Stairway made of custom Glass balustrade and matching Stainless Steel handrails* An incredibly spacious open plan family room with adjoining Dining and Games Rooms* Separate home theatre* Gardens are beautifully framed in master bedroom by plantation shutters that complement the bedroom decor* Parkland views from main bedroom and bedroom areas on upper floor* 3 spacious bedrooms, each offering ample storage with beautifully appointed wardrobes* Family bathroom with shower and bath is the perfect place to enjoy a long relaxing soak* Separate 3rd WC downstairs Extra Features* 12.5 kw Samsung fully ducted air conditioning system throughout the property, including the kitchen area* Engineered Blackbutt & Superior quality Carpet flooring throughout* Stylish feature lighting illuminates the stairs* Parkland views from main bedroom, as well as the bedrooms on the upper floor* CCTV security system* Solar hot water Convenience is always right on your doorstep.* Only 200 m to Livingstone* Just 100 m to the bus stop* 0.79 km from the prestigious Ranford Primary* 0.87 km from Canning Vale College* Ranford Line runs nearby for your convenience* 9 min drive to Willetton Southlands Shops Approximate building areas:* 189 m2 Ground floor total* 72 m2 Upper floor total* 9.5 m2 Alfresco* 36.5 m2 Garage* 3.6 m2 Upper floor balcony* 261 m2 Total