

40/2 Glenariff Boulevard, Canning Vale, WA 6155

House For Sale

Thursday, 30 May 2024

40/2 Glenariff Boulevard, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: House



Ellena Clark
0488008116

From \$799,000

Nearly completed, brand new home in Canning Vale! Two-storey designed 4-bedroom, 2-bathroom home on Lot 40/2 Glenariff Road. Set for completion in the coming months, this immaculate property is designed to tick all the boxes for families seeking a low-maintenance lifestyle. The thoughtfully designed ground floor is perfect for entertaining, featuring a large open-plan living, dining, and kitchen area. The master bedroom, complete with an ensuite and ample robe space, is also conveniently located on the ground floor, providing a private retreat for homeowners. Upstairs on the first floor, you will find bedrooms 2, 3, and 4, all equipped with built-in robes, offering plenty of storage space. The second bathroom, which includes a bath, is also located on this level, catering to the needs of a growing family. Constructed with high-quality materials, this home features a Colorbond roof, double brick on the first floor, and a timber frame with concrete slabs on the second floor, ensuring durability and comfort. Additional features include a double lock-up garage, an instantaneous gas hot water system, and a paved alfresco entertaining area. Boasting an electric oven, gas cooktop, gas hot water system, and blinds throughout all windows, this home is equipped with contemporary finishes and modern conveniences that ensure both comfort and style. The property also includes a 6-year statutory warranty to cover any construction defects, providing peace of mind for the new owners. Located in the heart of Canning Vale, this home is surrounded by numerous amenities that make it an ideal choice for families. Enjoy the lush greenery of nearby parks, convenient shopping precincts, and the esteemed Gosnells Private Golf Course. Additionally, the area is well-served by a variety of primary and high schools, making it perfect for families with children of all ages. - Ranford Primary School - Canning College - Murdoch University - Curtin University This survey strata Freehold property promises a lifestyle of ease and convenience in one of Canning Vale's prime locations. Don't miss your chance to secure a brand-new home in this sought-after neighbourhood! Ground: 87.23 SQM First Floor: 57.37 SQM Garage/Store: 37.38 SQM Strata Fee Est: \$280 per quarter For more information such as selected colour scheme and preliminary plans, contact Elle today on 0488008116. Please be advised that these images are renders and do not represent the current state of the property. The house is currently under construction, and these renders illustrate the expected appearance upon completion.