

40 Canterbury Drive, Willetton, WA 6155

**nascent
property co.**

Sold House

Friday, 18 August 2023

40 Canterbury Drive, Willetton, WA 6155

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



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\$1,150,000

Presenting an impeccable opportunity on a spacious 718sqm West Facing level block, this exceptional property boasts a grand 5-bedroom executive residence, complete with a home office which could easily be turned into a 6th bedroom, and an expansive 4-car garage featuring a workshop - setting an unparalleled standard in the market. The interior exudes sophistication with flawless Marri Wood flooring, bespoke cabinetry, and meticulous renovations that surpass conventional expectations. Conveniently situated within 700m of Riverton Forum, Leisureplex, Rostrata Primary School, and Public Transport just 200m away. Awe-inspiring is the term for the office space, designed for optimal productivity and comfort for two. The bedrooms stand out with premium built-in robes of exceptional craftsmanship. Witness the superior quality throughout, particularly evident in the master bedroom with its generous walk-in robe and the trendsetting en-suite, mirroring the magnificence of the main bathroom and capacious laundry area enriched with abundant storage. Remarkably, the property encompasses a capacious rear home theatre room, a lounge area with custom cabinets and an integrated sound system that overlooks the enticing pool area. Equally captivating are the family and casual meals zones, boasting gleaming timber floors. Yet, the highlight remains the kitchen, an epitome of culinary excellence, boasting Corian benchtops, state-of-the-art appliances, an integrated microwave, and cabinetry that oozes envy-inducing appeal. Outdoor living is perfected with an exceptional built-in gas barbeque nestled next to the inviting outdoor patio entertainment space, providing a vista of the automatic below ground pool. Key features:- In the Willetton High School Zone & Rostrata Primary School catchment- 5 generously sized bedrooms with custom robes- 2 fully renovated bathrooms showcasing impeccable design- Kitchen of exceptional quality featuring Corian benchtops- Exquisite custom cabinetry throughout the home- Elegantly gleaming Marri wood floors- Thoughtfully designed and fully fitted office space- Lounge area enriched with custom cabinets and speaker system- Expansive rear Theatre/Games room for entertainment or the 6th bedroom- Family and casual meals area adorned with polished timber floors- Outdoor built-in gas barbeque- Spacious patio with shade sails- Securely fenced automatic below ground pool- Refreshing air conditioning for ultimate comfort- Complete with a comprehensive alarm system & automated reticulation- 4-car automatic garage with an additional workshop space. Intricately presented, this property impeccably fulfills every criterion. A rare gem, this offering is poised to attract swift attention in the current market. Be sure to include this on your 'must view' list this weekend. Rental return of approximately \$850 - \$900 per week making it a fantastic investment opportunity. For further information about this remarkable property, kindly reach out to agent Luke Langford at 0493 672 956 or luke@ascentpropertyco.com.au Please note: All dimensions and measurements, including those on the floorplan, are approximations. Buyers are encouraged to rely on their own measurements while visiting the property. Distances to amenities are also approximate and sourced from Google Maps. All estimated outgoings are subject to change without prior notice.