

# 40 Laggan Road, Canning Vale, WA 6155

HAPPY REALTY

## Sold House

Friday, 8 March 2024

40 Laggan Road, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Type: House



Vicky Yang



yanqi wang  
0404039335

**\$1,010,000**

This stunning property offers a rare opportunity to live in a spacious and elegant home that promises an unparalleled living experience for those who value modern design and luxurious space. The interior boasts a versatile large loft area complete with separate air conditioning, ceiling fans, and extensive roof storage, presenting an ideal space for a studio or activity hub. The elegant master bedroom, with its expansive walk-in robes, caters to both partners' needs, while the massive bathroom redefines luxury with its double sinks, separate toilet room, and dual shower heads. Storage is abundant throughout, ensuring a clutter-free environment. Bedrooms 2, 3, and 4 are sanctuaries of peace, each featuring built-in robes and quality blinds for privacy. The property's essence is captured in the high ceilings that stretch across all rooms, adding a sense of grandeur and openness. The heart of the home is the open plan kitchen and living area, seamlessly connecting to ensure the flow of life and entertainment to the recessed theatre room with in-ceiling speakers. The kitchen itself is a chef's delight, equipped with quality appliances and ample storage. This home boasts a separate activity room, gallery hanging tracks installed throughout for artwork, quality plush carpets, while the low-maintenance backyard offers a tranquil escape from the hustle and bustle of daily life. Enjoy a 1-minute walk to access Cromarty Park and have a leisurely morning amble. This home is conveniently situated between St Emilies Catholic Primary School and Caladenia Primary School, both within walking distance.

**Key features:**

- Large loft area functional for a home office, additional living area, studio, gym options are endless featuring air conditioning, ceiling fans, and easy access to roof storage
- Secure double door garage with elevated height to fit 4WD with epoxy flooring and convenient wall mounted clothesline for winter days
- Smart wiring throughout the property
- Fast internet, fibre to the home
- Perimeter security with 7 security cameras and video doorbell, security screens to all external doors
- 6 kW solar panel system, solar hot water system and LED downlighting throughout home for reduced energy costs
- Elegant master bedroom with separate walk-in robes for both him and her, ensuite bathroom equipped with double sinks, a separate toilet room and dual shower heads
- Ample storage solutions throughout the home (understairs storage, extra-large linen cupboard in hallway)
- Bedroom 2, 3, and 4 each with spacious built-in robes
- Dedicated separate activity room or study
- Plantation shutters to front rooms of house and theatre
- Roller shutters to master bedroom and bedroom 2
- Tinted windows to front of home and kitchen
- Reverse cycle air conditioning for comfortable living and gas point in theatre room
- 31 course ceilings
- Chef's dream kitchen featuring Essastone benchtops with abundance of drawers and cupboards, large fridge recess with plumbing, Bosch dishwasher, 900mm gas cooktop and a 900mm oven
- Low maintenance gardens and large rotary clothesline
- Built-in large safe
- Outdoor gas point for BBQ
- Caladenia Primary School Catchment Zone - school within walking distance
- Built 2015