

# 40 Parkland Trail, Canning Vale, WA 6155

## House For Sale

Thursday, 13 June 2024



40 Parkland Trail, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 542 m2

Type: House



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## UNDER OFFER-MULTIPLE OFFERS!

You've discovered a gem! This delightfully spacious family home, nestled in a tranquil cul-de-sac surrounded by natural parkland and walking trails, offers the perfect blend of comfort and convenience. This family-sized 3 bedrooms, 2 bathrooms home (plus study/nursery) is ideal for those starting out, downsizing, or growing a family. Step inside and be greeted by low-maintenance timber flooring throughout, complemented by quality internal fixtures and fittings, bathing the home in natural sunlight. Superbly located in a peaceful cul-de-sac surrounded by greenery and close to all essential amenities. Located near schools, parks, shopping centre, and public transportation, everything you need is just a stone's throw away. Whether it's a quick trip to the grocery store or a leisurely stroll in the park, you'll love the ease and accessibility of life in this vibrant community.

**Main Features:**

- \* Block Size: 542sqm
- \* Master Bedroom: Good size with en-suite
- \* Bedrooms 2 and 3: Generous size with robes
- \* Study/4th Bedroom: Connected to the master bedroom, perfect for a dressing room or potential walk-in robe
- \* Living Areas: Separate lounge/dining area and open-plan kitchen/family/meals area
- \* Kitchen: Spacious with stainless steel appliances and plenty of bench space
- \* Flooring: Solid timber flooring in the living area
- \* Ducted evaporative air conditioning
- \* Split system in living room
- \* Fully lined storage space in the roof (35sqm)
- \* Outdoor: Paved alfresco area, low-maintenance gardens, and plenty of space for the kids to play
- \* Security: Doors and screens, shutters on most windows
- \* Solar panels for energy efficiency

**Additional Features:**

- Gas hot water system, double-size shed

**Location:** Walk to shops and school, delightful tree-change ambiance

Ideal for growing families who are looking for space. Act Now! Don't miss out on the opportunity to make this charming family home yours. With its comfortable interiors, convenient location, and inviting outdoor spaces, it's the perfect place to create lasting memories with your loved ones. Contact your award-winning property specialists, Team Kenric and Vicky, today.