

41 Vere Parkway, Canning Vale, WA 6155

House For Sale

Thursday, 4 April 2024



41 Vere Parkway, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 641 m2

Type: House



Alexander Moss
0423919066



Marianne Woon
0423919066

Low \$900k's

Set in the ever popular Ranford Estate, with all convenience and benefits of living in Canning Vale just at your fingertips. Substantial in size with a popular layout, great living and outdoor spaces and overall an awesome use of a great parcel of land right opposite the park; you couldn't wish for a more well-rounded home for your family!

Internal Features:

- * Your journey through the home starts with the front wooden door with a security door leading to the entrance hall.
- * Adjoining this space is the formal lounge with gas bayonet, laminate floors and wide windows with serene views of the park; accommodates both large scale formal entertaining along with relaxed family gatherings.
- * King size master bedroom with a generous sized built-in robe and a well-appointed ensuite with vanity, large shower, and toilet.
- * The front office/ study, perfect for people working from home, enjoys wide windows with natural light. Close proximity to the master bedroom also enables use as a fifth bedroom/nursery, perfect for young children or baby's cot room.
- * The expansive and light-filled heart of the home consists of a spacious kitchen, a functional meals area, a living area and a games/theatre room, which flows seamlessly to the outdoor entertaining area. This space enjoys soaring high ceilings and wide windows with natural lights.
- * Spacious kitchen with wide bench tops, ample storage cupboards, gas cooker with tile splashback, oven, dishwasher, double fridge space, pantry and shopper's entrance to the garage.
- * Large living space and well appointed dining area with sliding door access to rear. Featuring gas bayonet.
- * Massive theatre/games room. This versatile space could also easily be used as a library, hobby room, kids play room or whatever else you need. Currently used as a bedroom.
- * Three rear bedrooms are a great size; easily accommodating double/queen bed, all with built in robes, wide windows.
- * Rear activity room; perfect for kids study or play space.
- * Second bathroom features attractive fixtures and fittings, shower, vanity and bathtub. Separate w/c.
- * Laundry with linen cupboard and rear access.
- * Ducted evaporative system throughout.

External Features:

- * Huge 641sqm of prime land right opposite a park! North East facing too!
- * Attractive frontage with low maintenance gardens front and rear backyard; reticulated from mains.
- * Double lock up garage with rear access via roller door.
- * Massive rear entertaining area overlooking the pool; undercover paved patio with ample room for dining table and BBQ. From luncheons, family gatherings to parties, the outdoor space will offer plenty of room for activities all year round.
- * Huge pool, fully fenced.
- * Solar Panels.
- * Ranford Primary School Zone! Just around the corner.
- * In close proximity to Livingston Mall, IGA, pharmacy, doctors, dentist, physio, VET, local shops, cafes and restaurants. Absolutely prime location!
- * Short drive to Livingston shops, Dan Murphy, public transport options and future train stations being built, local shops, cafes, restaurants and medical services.
- * Easy access to major roads and freeways including Ranford road and Roe Highway.

This home is sure to attract a lot of interest - call Alexander on 0423919066 or Marianne on 0425903595 for information on upcoming home opens or if you have any questions.