

**42 Wialki Lane, Canning Vale, WA 6155**



**Townhouse For Sale**

Saturday, 13 April 2024

42 Wialki Lane, Canning Vale, WA 6155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 184 m2**

**Type: Townhouse**



Rhonda Barrett

0438996755

**From \$480,000**

Modern Survey-Strata home with your choice of lifestyle from a fabulous lock and leave, investment or starter home and so close to the soon to be completed train station. This fantastic 2 bedroom, 2 bathroom townhouse offers low maintenance living in a well-maintained close-knit complex. Features include reverse cycle split system air conditioning, stainless steel kitchen appliances, gas cooktop, stone benchtops, a large private paved rear courtyard, single lockup garage with shoppers entrance and rear access to courtyard from garage. As you enter, the light and bright open living space will surprise you. Downstairs you will find the second bedroom or home office, main bathroom with second WC, space saving European laundry, kitchen and living area opening to private outdoor space. Upstairs is the loft style Master Bedroom with ensuite and small balcony. This quiet complex is located a short distance from shopping facilities, good schools, parks and recreation areas and has easy access to public transport with a bus stop practically at your door step. With the many amenities Canning Vale area has to offer make this one of your views before it's too late. Contact me for a private viewing should the home open times not suit.

The Property: Main bedroom with ensuite and WC, built in robe and balcony  
One minor bedroom  
Main bathroom with WC  
Open plan kitchen and living  
Space saving European laundry  
Private courtyard  
Single lock up garage

The Features: Gas cooktop  
Stone benchtops  
Stainless steel kitchen appliances  
Reverse cycle split system air conditioning

Block Size: 184sqm\*  
Year Built: 2014\*  
Council Rates: \$1,816 pa\*  
Water Rates: \$984 pa\*  
Strata Levies: \$513 pa\*\*  
Approximate