

# 43 Draycott Loop, Canning Vale, WA 6155

## House For Sale

Thursday, 13 June 2024



43 Draycott Loop, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



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## OFFER PENDING!

Discover the epitome of comfort and style in this stunning property located in the prestigious Ranford Estate. Embrace the tranquillity of this family-friendly neighbourhood while enjoying the modern conveniences that make this home a true gem. The property includes four spacious bedrooms, a large theatre/media room that can easily be transformed into an office or children's playroom, a separate lounge area, and a generously sized backyard. And there's even more to discover. Grandly proportioned and fastidiously designed, this one of a kind home exceeds all first impressions which promises an enviable lifestyle in a coveted private setting. In terms of location, this property truly defines convenience while being in a well-maintained pocket of the suburb as it's nestled in an ultra-convenient location in close proximity to Ranford Primary School, Livingston Marketplace Shopping Centre, shops, cafes, restaurants, beautiful parks and with easy access to major roads and public transports this is the perfect ideal living environment for the modern family. Features and highlights include:

- Block size 720sqm land
- Fresh Painting-Move in Ready!
- Light filled open plan living comprising kitchen and meals
- Gourmet kitchen with ample storage and appliances
- Main Master bedroom with well sized his and hers closet
- Three generously sized bedrooms all with built in robes
- Extra media room which can be converted into a theatre or kids activity room.
- Separate Laundry area with storage
- Built in speaker to entertain your guest all year long
- Evaporative Cooling
- Bonus Garden Shed
- Ample Storage
- Double lock up garage with remote door and shopper's entrance
- Ideal for growing families who are looking for space

Location Highlights:

- Located approximately 800m to Ranford Primary School
- Located approximately 1.1km to Livingston Marketplace Shopping Centre
- Located approximately 1.7km to Canning Vale College
- Located approximately 3.5 km to Canning Vale Markets
- Located approximately 19km to Perth Airport
- Located approximately 20km to Perth CBD
- Easy access to highways and major roads

Be Quick and contact your award winning property specialists Team Kenric and Vicky today.