

44 Barkley Loop, Canning Vale, WA 6155

Sold House

Saturday, 17 February 2024

44 Barkley Loop, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 700 m2

Type: House



Janey Pagels
0408901858

\$920,000

Located at 44 Barkley Loop, Canning Vale, this exquisite property is situated in the sought-after Excelsior Primary School Zone. Boasting a formal front garden and a freshly painted facade, this residence offers a perfect blend of style and functionality. With a double-door entrance leading into a spacious hall, the property features 4 generously sized bedrooms, two stunning bathrooms, an open-plan living area, and a kitchen with solid Tasmanian Oak flooring. The master suite is a luxurious retreat with carpets, double roller blinds, and a spacious robe, complemented by a well-appointed ensuite with an oversized shower space and a separate toilet. The rear yard is perfect for all year round entertaining with lush gardens and grassed area for the kids to play.

Key Features:

- Ideal location in Excelsior School Zone
- Formal front garden and freshly painted facade
- Double-door entrance into a spacious hall
- 4 good-sized bedrooms and 2 gorgeous bathrooms
- Open plan living, kitchen, and meals area with solid Tasmanian Oak flooring
- Sunken Family room with blinds and Foxtel point
- Master suite with carpets, double roller blinds, and a good-sized robe
- Ensuite with oversized shower space, separate toilet, porcelain basin and neutral decor
- Queen-sized minor bedrooms with carpets, blinds, drapes, and built-in robes
- Plush carpeted theatre room with downlights, block out blinds and French doors
- Kitchen with bulkhead, downlights, stainless steel appliances including 900mm gas cooktop, rangehood, and breakfast bar
- Main bathroom with glass shower, porcelain basin, and heat lamp (Extra deep BATH)
- Large rear timber decked Alfresco and lush green grass for kids to play
- Extensive liquid limestone paving and retained garden beds fully bore reticulated
- Lush lawns front and back, fully reticulated via bore
- Side gates for caravan or boat access
- Double garage with extra workspace and automatic sectional door
- Reverse Cycle zoned Air conditioning
- Solar panels with a 6.6kw system
- Alarm system (not warranted as not in use)
- Timber floors to be refinished prior to settlement
- Ducted vacuuming throughout

Location:

- Close to shopping centre, coffee shops, gyms and restaurants.
- Walking distance to Excelsior Primary school and public transport (new train stations)
- Short drive to several other amenities such as Fiona Stanley and Murdoch Hospitals.
- 30km to the CBD 8.4kms to Westfield Carousel

Contact Janey Pagels for Further Information and Inspection Times 0408 901 858. From the Owners. 44 Barkley Loop was our home for 14 years where we created amazing memories by entertaining, playing and even camped in the back yard on the lawn, having a campfire in the winter to make the experience feel real. As a family we would take walks around Water Perry lake, kick the footy at the school oval which is a very communal space for many families in the area or walk to the shops for a coffee and ice cream. Being so close to Excelsior Primary School meant my daughters could walk to school or their friends house for a catch up, and then as they grew older, ride their bikes or catch the bus from around the corner to Canning Vale College. Everything is so close by: shops, sporting facilities, schools, bunnings, pubs and restaurants. Barkley Loop Canning Vale is part of a close nit community that is safe and everyone looks out for each other. I am sad to leave the area but excited to take on my own new adventures. I hope the family that move into our home enjoy the space as much as we have.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.