

**49 Bennett Drive, Canning Vale, WA 6155**

**CENTURY 21**

**House For Sale**

Friday, 17 November 2023

49 Bennett Drive, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 623 m2**

**Type: House**



Josh Brockhurst  
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## EXPRESS SALE (Suit buyers in the the high 800k's -

Welcome to 49 Bennett Drive, Canning Vale – an inviting 4-bedroom, 2-bathroom haven tailored for families seeking both comfort and functionality. Tucked away in the exclusive Sanctuary Waters Estate, this luxury residence boasts a spacious floor plan, ensuring a relaxed and more storage than you could ever imagine! Upon entering, guests are greeted by the formal lounge room, discreetly positioned behind a timber-framed window off the main entrance hall. The heart of the home beckons, revealing an open plan living area where the kitchen seamlessly connects with the dining and informal living room. Double French doors lead to a spacious games room adorned with a stunning timber bar and plumbed sink – a perfect retreat for leisurely evenings with friends or family. The bedrooms provide relaxing accommodation, with the master bedroom featuring a sliding robe and a beautifully appointed ensuite. A versatile study can easily transform into a nursery or formal dining space. Exceptional storage options are seamlessly integrated throughout the home. Addressing the practical needs of a modern family, each bedroom is equipped with robes in addition to three separate storage cupboards that are available throughout the home to enhance the organisation of your household. A substantial workshop/storeroom is located under the main roof and accessible from the garage, providing a dedicated space for larger items, keeping the living areas of the home clutter-free. Taking practicality a step further, a ladder within the storeroom leads to an additional storage area in the roof space, offering a solution for those who value every inch of usable space. Ducted evaporative air conditioning and gas heating ensure year-round comfort throughout the home, (extending even into the workshop) allowing you live in comfort all year round. Step outside to discover a generous patio alfresco extending from the rear of the double garage, overlooking beautifully manicured gardens maintained by a garden bore with automatic reticulation.

**FEATURES:**

- \* Welcoming entrance hall framed by lead light panels to the main entry door.
- \* Formal lounge set behind a timber-framed internal window.
- \* Separate study which could double as a formal dining room or nursery.
- \* Entertainer's kitchen equipped with a dishwasher, under-sink filter, gas hot plate, under bench oven, rangehood, breakfast bar and walk-in pantry.
- \* Tiled, open plan living offers a relaxing space for the family to enjoy.
- \* Spacious games room features a timber bar with plumbed in sink and sliding door to the patio.
- \* Relaxing master suite enjoying an ornate chandelier, sliding mirrored robe and wall-mounted television.
- \* Beautifully appointed ensuite bathroom offering a full-size bath tub, shower and separate powder room.
- \* 5 separate access points allow entry into and out of the home.
- \* Double door robes available in the secondary bedrooms.
- \* Ideal, family bathroom with bathtub, enclosed shower and large vanity.
- \* Inviting timber veneer floors on display through the formal lounge, study and bedrooms.
- \* Ducted evaporative cooling and gas heating throughout.
- \* Gas points available in the meals and games room.
- \* Built in ironing board for use in the laundry.
- \* Generously sized patio stretching down the side of the home.
- \* Beautifully manicured gardens maintained by a bore, connected to automatic reticulation.
- \* Two grey water tanks allow one to fill whilst the other empties.
- \* Workshop/storeroom under the main roof with ducted air and heating connected.
- \* Approx 14sqm of attic storage above the storeroom.
- \* Double garage set behind a remote operated door.
- \* 6kw solar panels with new inverter.
- \* Garden shed for even more storage!

Conveniently located within 250 meters of the picturesque Alexandria Boulevard Reserve, enjoy scenic walks around the lake or let children play on outdoor equipment while exercising the family pet. Modern schools, including Campbell Primary School, Ranford Primary School, Carey Baptist College, and Thornlie Christian College, are within easy reach, making this location ideal for young families. Local shops are less than 1km away, and a short 5-minute drive leads to Livingston Marketplace, offering a plethora of modern amenities at your fingertips. Embrace a lifestyle of luxury and convenience; your family's ideal retreat awaits. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION**

Council Rates: \$612.50 per qtr  
Water Rates: \$376.92 per qtr  
Block Size: 623sqm  
Living Area: 252sqm approx.  
Zoning: R17.5  
Build Year: 2000  
Dwelling Type: House  
Floor Plan: Not Available

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