

# 49 Warrilow Loop, Canning Vale, WA 6155

## Sold House

Saturday, 3 February 2024

49 Warrilow Loop, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Janey Pagels  
0408901858

**\$720,000**

Welcome to 49 Warrilow Loop, Canning Vale. Nestled in the heart of Canning Vale, this family residence offers a perfect blend of comfort and convenience. Boasting 3 generously sized bedrooms, each with plush carpets, and stylish blinds, this home is tailored for a harmonious family lifestyle. As you step inside, a versatile theatre room awaits, providing an ideal space for entertainment or the option to transform it into a fourth bedroom. The room is adorned with carpets, ensuring a cozy ambiance for various purposes. The master bedroom is a sanctuary of tranquility, featuring carpets, blinds for privacy, and 'his and her' robes providing ample storage space. The ensuite is off the master, boasting separate toilet, neutral decor, porcelain basin, and a glass shower – an oasis of relaxation. The heart of the home is the well-appointed kitchen, overlooking the family space. It boasts modern stainless-steel appliances, including a cooktop, oven, and rangehood, creating a stylish and functional culinary haven. Enjoy entertaining under the paved gable patio space with plenty of room for the whole family. This residence is situated on a quiet street in the coveted Caladenia School Zone, ensuring an excellent education for your family. Commuting is a breeze with convenient access to public transport, including the new train station, making city travels effortless. Additionally, a new IGA shopping complex is within walking distance, providing convenience for your daily needs.

**Key Features:** 3 Queen-sized bedrooms with blinds and carpets  
Versatile theatre room or potential fourth bedroom  
Master bedroom with his and her robes and ensuite  
Neutral-themed bathrooms with porcelain basin and glass shower  
Kitchen with stainless steel cooktop, oven, and rangehood  
Located in the Caladenia School Zone  
Walking distance to public transport, new train station, and IGA shopping complex

Don't miss the opportunity to make this remarkable property your new home. Contact Janey Pagels for more information or to schedule a viewing and experience the lifestyle awaiting you at 49 Warrilow Loop, Canning Vale.

**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.