# 52 Mount Park Way, Canning Vale, WA 6155
## House For Sale

**Wednesday, 17 April 2024**

**52 Mount Park Way, Canning Vale, WA 6155**

| Bedrooms: 4 | Bathrooms: 4 | Parkings: 2 | Area: 638 m2 | Type: House |
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**Contact Agent**

Experience the perfect blend of comfort and convenience with this beautiful 4 bedroom, 4 bath home in a fantastic neighborhood. Situated in a quiet and secure area, this property offers easy access to Livingston Shopping Center and is just a short distance from park, school, restaurants, and transportation.Property Highlights:. Enjoy a spacious layout that combines the kitchen, dining, and living areas, perfect for entertaining family and friends.. Equipped with a gas cooktop and ample storage, this kitchen is a chef's dream.. Freshly painted throughout. All 4 generously sized bedrooms come with their own bathrooms for maximum privacy and comfort.. Quality timber floors in the bedrooms and stylish tiles in the living areas create a warm and inviting atmosphere.. Ducted air-conditioning throughout ensures year-round comfort.. Host gatherings in your great outdoor entertaining area, ideal for barbecues and alfresco dining.. Benefit from solar panels and bore water for efficient and eco-friendly living.. Double carport provides secure and easy parking.. Located in the highly sought-after Ranford Primary School zone, making it perfect for families with children.Information that you may want to know:Council Rate: $2109/aWater Rate: $1353/a (approx.)This captivating home offers a serene lifestyle while being close to all amenities. Don't miss your chance to own this wonderful family sanctuary!Contact Riqiu at 0487 380 423 or Leo at 0448 210 595 today to schedule a viewing and make this dream home yours!Disclaimer: While every effort has been made to ensure the accuracy of this advertisement, all information provided by the owner and their agent is offered in good faith. Prospective tenants are advised to conduct their own investigations to confirm all relevant details.