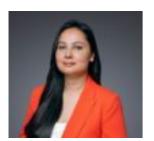
## 54 Alexandria Boulevard, Canning Vale, WA 6155 House For Sale



Saturday, 13 April 2024

54 Alexandria Boulevard, Canning Vale, WA 6155

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Area: 742 m2 Type: House



Nav Kaur 0411713317

## FROM \$1,250,000

This beautifully renovated house offers multiple living and entertaining areas, spacious bedrooms, an integrated indoor kitchen, an outdoor kitchen with separate cold and wet area, a custom built gazebo adjacent to the swimming pool which illuminates like a sapphire during nighttime, all situated at a stone's throw from the Sanctuary Waters Lake! This is an excellent home for families with both younger and older children looking to get into this exclusive part of Canning Vale. This ONE will tick all the boxes: Approx 742sqm block Main bedroom with walk in wardrobe and private ensuite bathroom with bathtub, with vanity and toilet Generously sized bedrooms easily accommodate queen sized beds and double built in wardrobes Renovated bathrooms and laundry with separate toilet Home theatre and formal dining roomParents retreat and master bedroom located upstairsOpen plan modern kitchen, living and meals areaStone benchtops, integrated dual door fridge, equipped with dishwasher and double sink, 5 burner gas hotplate and electric oven, two pantries, ample storage and quality cabinetrySolid Blackbutt timber flooring downstairsAlfresco entertaining areas with Bali-style gazebo Salt water chlorinated swimming pool, glass pool fencingDouble Lock Up Garage plus rear access to the backyard and internal kitchenRear access for caravan or a boatLow maintenance bore reticulated garden beds and lawnDucted reverse cycle air-conditioning downstairs and evaporative system upstairsHigh ceilingsAlarm systemGas hot water systemNatural gas heaters under patiosExternal security camerasExcellent location – Sanctuary Waters Estate, walking distance to the lake, the Ranford Shopping Centre, IGA, Officeworks, 1.6km to Campbell Primary SchoolContact Nav Kaur today on 0411 713 317 for more information!DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.