

# 651B Canning Highway, Alfred Cove, WA 6154

## House For Sale

Wednesday, 22 May 2024



651B Canning Highway, Alfred Cove, WA 6154

**Bedrooms: 4**

**Bathrooms: 2**

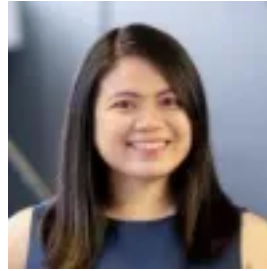
**Parkings: 2**

**Area: 440 m2**

**Type: House**



Steven Currie  
0893855559



Valerie Sim  
0893855559

## All Offers by 6 June at 6pm

All Offers by 6 June at 6pm. Seller reserves the right to sell sooner. Prepare to be very impressed as you step into the extraordinary realm of this magnificent single level residence positioned within the highly sought-after Applecross Senior High School catchment. Boasting four bedrooms and two bathrooms, featuring not one, but two separate living or family areas, this remarkable home sets a new standard for spacious living. Nestled on a rear north-facing block, be transported to a world where the hustle and bustle of the outside world fades into oblivion. Truly a haven of tranquillity and privacy, providing a lifestyle of comfort, convenience, and versatile living for you and your loved ones. From the welcoming entryway to the warm and inviting living spaces, every detail is crafted to cater to the personal needs of each family member. Prepare to be awestruck by the stunning open plan dining and kitchen area where lofty ceilings and an expansive chandelier evoke a feeling of grandeur. Whether you are enjoying a quiet read or sharing hearty laughter during casual meal times at the breakfast nook, every moment is destined to be cherished. Large windows throughout the home infuse every corner with natural sunlight, creating an inviting ambiance that welcomes you at every turn. With a free-flowing layout and separate zones for kids and parents, this magnificent home offers abundant accommodation and entertaining spaces, striking the perfect balance between privacy and communal living for your family's needs. Retreat to your own private sanctuary at rear, complete with a large undercover patio and easy-care gardens. Whether hosting formal dinners or casual get-togethers, indoors or outdoors, this wonderful home promises a feast of entertaining delights for every season. A fantastic location with close proximity to esteemed private and public schools, universities, healthcare facilities, shopping at Westfield Booragoon, and recreational amenities. Enjoy a tranquil stroll along the riverbank, or a leisure exploration of the nearby Tompkins Park, Wireless Hill Park, and a network of walking and bike paths. Perfectly positioned near public transport options by bus or train, with direct and easy access to major arterial roads and freeways. This exemplary home is a true gem, a rare find you won't want to overlook! Please contact Steve Currie 0413 984 569 or Valerie Sim 0432 634 364 to organise a viewing.

**PROPERTY FEATURES:**

- Single level easy care, lock & leave residence
- Two separate living and family areas
- Open plan kitchen/dining with breakfast nook
- Master bedroom with walk-in robe and ensuite
- Three minor bedrooms with built-in robes
- Main bathroom with bathtub, shower, vanity, powder room
- Separate laundry
- Double lock-up garage with storage space
- Large undercover patio for entertaining
- Impressive light fittings
- Solar panels
- Security gated driveway entry
- Security alarm and cameras
- Roller shutters and security screens
- Ducted, zoned reverse cycle air-conditioning
- Ceiling fans
- Applecross Senior High School catchment
- Booragoon Primary School
- Strata title, no strata fees
- 440sqm (approx.) north-facing rear block

Council Rates: Approx \$2,091 per annum  
Water Rates: Approx \$1,316 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.