

# 8 Bressingham Street, Canning Vale, WA 6155

## House For Sale

Friday, 17 May 2024

8 Bressingham Street, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 640 m2

Type: House



Simran Marwaha  
0430883582



Jay Singh  
0430883582

## End date sale (UNLESS SOLD PRIOR)

END DATE SALE - All offers are to be presented before 6:00pm Thursday 31st May 2024. (The seller reserves the right to accept an offer prior to the Fixed Date Sale date, without prior notice). Welcome to your dream family home! This stunning 4-bedroom, 2-bathroom house is built on a spacious 640 sqm lot, offering a perfect blend of comfort, style, and practicality. Designed with family living in mind, this property features tiled flooring throughout, ensuring a classic look and easy maintenance. As you approach the house, you'll be impressed by the beautifully landscaped front yard, covered in lush turf for a vibrant yet low-maintenance appeal. For added privacy and security, a steel gate stands before the main entrance, creating a serene and secure atmosphere. Step inside to discover multiple living areas that provide ample space for relaxation and entertainment. To the right, you'll find a welcoming living area, perfect for family gatherings. On the left, the master bedroom serves as a tranquil retreat, complete with a walk-in robe (WIR) and an attached bathroom. The heart of the home is the open-plan kitchen, designed to keep the chef connected with both the living and dining areas, as well as the children playing in the backyard. This thoughtful layout ensures that family interaction and entertaining are seamless and enjoyable. Further into the home, you'll find three additional generously sized bedrooms. Each bedroom is equipped with mirrored built-in robes (BIR) and an extra bonus BIR for additional storage, providing a unique touch that sets this property apart from others. The backyard is a true highlight, featuring a fiberglass swimming pool perfect for family fun and relaxation. The entire backyard and side areas are fully paved, making upkeep a breeze and allowing you to spend more time enjoying your home. This is a family home that everyone dreams of living in. Offering a harmonious blend of elegance, functionality, and low-maintenance living, it's ready to welcome you and your family. Contact us today to arrange a viewing and experience the exceptional lifestyle this property has to offer. Your dream home awaits!

Features at first glance -

- Solar panels
- LED lights throughout
- Tiled flooring throughout
- Separate laundry and washroom
- Mirrored BIR and separate BIR in 3 rooms
- Paved backyard
- Fibreglass Swimming pool

Distances

- 2.2 km to Excelsior Primary School
- 2.6 km to Canning Vale College
- 850 m to Brooklands Tavern
- 3.1 km to Livingstone Marketplace
- 10 km to Westfield carousel
- 22 km to Perth Airport

Contact Simran Marwaha at 0449 292 311 or Jay Singh at 0401 308 990 to schedule an inspection.

Disclaimer: 1. Photos from previous property Sales/Rental listings have been used to protect tenants' privacy. 2. 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.