

# 9 Canis Court, Kingsley, WA 6026

## House For Sale

Tuesday, 21 May 2024



9 Canis Court, Kingsley, WA 6026

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 804 m2

Type: House



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## FROM \$1,125,000

Situated in quiet cul-de-sac in this much sought after location of Kingsley is this beautifully presented and meticulously maintained spacious air conditioned double brick and tile family home complete with below ground salt water pool ideal for those warm summer months. All amenities you could wish for are within close proximity including shops, transport both bus and rail, schools both public and private and medical facilities parks and much more making this a very convenient and highly desirable location. This outstanding home, big enough for even the largest of families is situated on a generous size 804 square metre elevated green title block and provides excellent accommodation and features including:

**ACCOMMODATION** Front balcony with northerly views across the neighbouring roof tops. Balcony has pull down blinds. Spacious entry with quality timber flooring. Large formal lounge/dining with ceiling fan, gas bayonet and sliding door opening onto big front balcony. Deluxe kitchen with Smeg stove incorporating a 6 burner hotplate and electric oven, rangehood, Bosch dishwasher, stone benchtops and a massive walk in pantry plus plenty of cupboard space. A second formal dining area with gas bayonet PLUS there is also an informal meals area. Separate family room with a split system reverse cycle air conditioner and gas bayonet, includes a computer nook that can be closed off with double doors. Large master bedroom with huge walk-in robe and ceiling fan. Ensuite to master bedroom including toilet, shower recess, bath and vanity. Bedroom 2 (big enough as a master bedroom) with built-in robe & ceiling fan. Bedrooms 3 with built-in robe and ceiling fan. Bedroom 4 with its own separate toilet plus wash basin. Main bathroom with floor to ceiling tiles, bath, separate shower recess and double bowl vanity. Hallway with 2 linen cupboards, one is "walk in". Oversize laundry with double sink and loads of cupboard space plus broom/mop cupboard. Third toilet adjacent to laundry. Double undercroft lock-up garage for secure parking with extra work/storage space at rear and 2 remote doors plus additional parking for 4 cars and a boat or caravan. Alfresco with extensive paving and gas bayonet making an ideal entertaining area overlooking pool. Paved side patio area (Sunroom) with perspex roof and floor to roof roller blinds.

**FEATURES** Quality timber flooring throughout. Ducted reverse cycle air conditioning. Ducted vacuum system. Salt water below ground pool. Solar hot water system. 16 solar panels at 400w each, giving a total of 6.4kw's of power. Low maintenance landscaped reticulated lawns and gardens. Rainwater tank plus 2 compact garden sheds on the western side of house. Walkway side access to backyard on eastern side of house. Your inspection of this delightful home is highly recommended.