

103 Birnam Road, Canning Vale, WA 6155

@realty

House For Sale

Wednesday, 10 July 2024

103 Birnam Road, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



Brian McKiernan

0450408651

From Low \$900's

THE OPPORTUNITY:Shhh! Your friends will be jealous! This is your chance to own this SUPER SPACIOUS and fabulously finished family entertainer that sits on a large 602sqm Green Title block and boasts an impressive 220sqm Living Area and a huge 280sqm of Total Building Area. Built in 2010 with meticulous attention to detail, this stylish home offers a low-maintenance, premium living experience close to green open spaces in a super convenient location opposite Daffodil Reserve and close to multiple shopping centres. If the ability to relax AND work from home is your goal, then put this at the very TOP of your viewing list! In fact, don't even bother with the other viewings because when you see this you'll fall in love!

OVERVIEW:This immaculately maintained family home provides a versatile floorplan that will accommodate families of all ages. The extra-large king size Master Bedroom is located at the front of the home and includes a spacious walk-in robe and full Ensuite Bathroom. From here, solid timber floors sweep you past the spacious Home Office (conveniently close to the front door for those working from home), past the Home Theatre and finally into the open plan Living/Dining/Kitchen area, which is the real heart of the home! Framed by a sleek Kitchen with expansive bench tops, the open plan Living area flows seamlessly through retractable sliding doors to the outdoor entertaining areas: a large timber decked Al-fresco under the main roof and a low maintenance Garden, either of which is a perfect setting for entertaining all year round! The three remaining Bedrooms and 2nd Bathroom sit quietly at the rear of the home well away from the hustle and bustle of family life.

INTERNAL FEATURES YOU'LL LOVE:**LIVING /DINING/ KITCHEN:**Entertain in the SPACIOUS open plan Living/Dining/Kitchen area that boasts gorgeous solid timber floors and enjoys an abundance of natural sunlight in the day and designer downlights after dark. **KITCHEN & PANTRY:**Cooking "Master Chef" meals will be a breeze in this sleek Kitchen boasting a stunning contemporary design, large bench space, double sink, 4 seat breakfast bar, designer ceramic splashback, heaps of soft-closing drawers & cupboards, gas stove top with Miele electric oven and, as if the abundance of cupboards wasn't enough, there's even a walk-in pantry! The Kitchen is strategically placed so you have a panoramic view not only of the interior but also outside to the alfresco and garden, so you can be attentive to your guests or keep an eye on kids playing outside while you cook up a storm inside. **MASTER & ENSUITE:**After a long day, you can relax in your extra-large King-size Master Bedroom boasting a walk-in wardrobe and an Ensuite Bathroom with shower, separate bathtub, vanity and separate WC. **AUXILIARY BEDROOMS (X3):**After school, the kids can relax or run amuck in each of their own bedrooms with BIRs or do homework in the Study away from the hubbub of the rest of the house. **BATHROOM 2:**Kids/guests have their own Bathroom next to their Bedrooms, comprising bathtub, separate shower, single vanity and a separate WC. **THEATRE:**Enjoy your evenings at home with movie marathons in your own spacious home Theatre adjacent to the main Living and thoughtfully well away from the kids' bedrooms if the little ones are asleep. **HOME OFFICE:**Conveniently situated at the front of the house is your spacious Home Office. So, if you work from home, your clients can visit you "at work" and not have to walk through the rest of the house, thus keeping your "home" nice and private! The Home Office enjoys a solid timber built-in desk for two people (plus space for a 3rd desk) and matching built-in shelving for all your filing needs. Alternatively, it could be used as a spacious Activity Room which is a perfect 2nd hang-out for the kids OR you could even use this room as a 5th Bedroom for guests if you don't need an Office. **LAUNDRY:**Keeping on top of the washing/ironing is easy in the well-equipped Laundry that has an abundance of cupboards as well as the usual space for a trough, washing machine & dryer etc. The Laundry has direct access outside to private clothes drying area. **EXTERNAL FEATURES YOU'LL LOVE:**The indoor/outdoor lifestyle this home will afford you is ideal for BIG family gatherings. **AL FRESCO:**Boasting the possibility of all year round indoor/outdoor entertaining, the Al Fresco is timber decked and benefits from being under the main roof. **GARDEN & SIDE ENTRANCE:**The low maintenance garden is framed by limestone border walls housing easy-care mature shrubs and trees. PLUS, there's space for a small pool - subject to development approval. For your convenience, to carry large items through to the rear garden, there is an extra-wide side gated entrance to save you carrying heavy items through the house. **SHEDS x2:**Finally, there are TWO large storage sheds hidden away at the back of the garden to keep all those bits and pieces you don't want to see outside.

FACTS IN BRIEF:4 bedrooms 2 bathrooms, PLUS Office, PLUS Theatre, PLUS Study Nook Built 2010 Green Title, so fully independent! Block: 602m² House: 280m² Council: \$2,341 PA Water: \$1,446 **PALUXURY ESSENTIALS:**+ SAVE, SAVE, SAVE on Power Bills with your 3.5kw Inverter Solar Power System+ Ducted Air Conditioning throughout+ Gas storage Hot water (Stellar)+ Gas heating point in main living area+ Wide feature entrance+ Possible 5th bedroom and keep the theatre!+ Modern downlights & feature lighting+ Timber floors (living), carpets (bedrooms)+ MASSIVE STORAGE capacity in Kitchen & Landry PLUS walk-in linen cupboard+ Master with customised walk-in robe+ Built-in / Walk-in robes in all bedrooms+ Separate WC x2+ Timber decked Al-fresco under the main roof+ Double

remote-controlled Garage with shoppers' entrance+ Garden sheds x 2+ Security Alarm+ Auto Reticulation
LOCATION
HIGHLIGHTS:20m Daffodil Reserve (across the road!!)722m Canning Vale College761m Campbell Primary School2km
Livingston Marketplace (Woollies, Big W)3.8km Forest Lakes Shopping Centre (Coles & Woollies)5.2km Canning Vale
Markets20mins Perth Airport (Google maps)29 mins Perth CBD (Google maps)This unique home has everything your
family needs and offers a fun and low maintenance lifestyle like no other!Call today to register your interest so you don't
miss out!Disclaimer: The information provided here has been prepared with care, however it is subject to change and
cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the
seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties are advised to
make their own independent enquiries. Virtual furniture may have been used in photographs.