

# 12 Gundaring Turn, Canning Vale, WA, 6155



## House For Sale

Wednesday, 14 August 2024

12 Gundaring Turn, Canning Vale, WA, 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Paul and Danuta Williams

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## A Sizeable Serene Family Home in The Sanctuary Waters Estate

Experience the epitome of comfort and elegance at 12 Gundaring Turn, a beautifully maintained residence in the prestigious Sanctuary Waters Estate, Canning Vale. With just one meticulous owner since its construction, this Peter Stannard-built home radiates quality and care, offering an exceptional living environment in a prime location.

### Key Features:

- Situated in the sought-after Sanctuary Waters estate, you'll enjoy leisurely strolls to the serene lake and parklands which are just moments away from the home
- Conveniently located near shopping centers, medical facilities, pharmacies, popular eateries, public transport and a selection of quality schools

### Stunning Exterior:

- The home boasts an impressive front elevation with a charming bull-nosed verandah, surrounded by established gardens and lush lawns, creating a warm and welcoming first impression

### Spacious Interior:

- This large, family-sized home offers multiple separate living areas, catering to a variety of lifestyles
- A formal lounge and dining area, which could also serve as a home office or work from home space, adds versatility to the layout
- A large study, which can double as a fifth bedroom or nursery provides additional flexibility for living arrangements

### Master Suite:

- the master bedroom, located at the front of the home, features a large walk-in wardrobe and a stunning ensuite complete with a spacious vanity, make-up lighting, shower, heat lamps, and a separate powder room wc

### Open-Plan Living:

- The heart of the home is the expansive open-plan family room and meals area, perfect for family gatherings and entertaining
- The chef's kitchen is a culinary delight, offering a double fridge/freezer recess, electric oven, gas cook top, built in pantry, ample bench space, microwave recess, appliance bench and convenient shoppers' entry from the garage

### Entertainment Room:

- A lovely entertainment/theatre/games room, complete with a viewing window, French door and elegant window treatments provides a cozy space for movie nights and relaxation

### Additional Bedrooms and Spaces:

- Three generously sized minor bedrooms, each with built in robes, ensure plenty of storage for the whole family
- A spacious activity room serves as an ideal kids' homework area or playroom
- The main bathroom features a bath, shower and single vanity with storage cupboards and drawers
- The laundry is well-equipped with a long bench for folding, overhead cupboards, a WC and close by is a walk in linen cupboard for added convenience

### Comfort and Convenience:

- The home is equipped with evaporative and reverse cycle air conditioning ensuring year round comfort
- Step outside to the large insulated patio, perfect for outdoor entertaining, complete with a built in sink with hot and cold water
- The double garage, accessible from the patio, is extra wide, offering ample storage and space for all your handyman needs
- The backyard is beautifully maintained with lush lawn and established garden beds and there is reticulation off the mains for both front and back gardens

This immaculate home is a true testament to the care and attention of its current owners, who have cherished and enjoyed countless gatherings here. Don't miss your opportunity to make 12 Gundaring Turn your new sanctuary...

Contact Paul Williams on 0417 985 307 or Danuta Williams on 0409 209 899 to register your interest. We look forward to showing you around at the first home open on Sunday