

**160 Gateway Boulevard, Canning Vale, WA 6155**

**JW**

**House For Sale**

Wednesday, 26 June 2024

160 Gateway Boulevard, Canning Vale, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 360 m2**

**Type: House**



**DENELLE BERNHARDT**

0895680876

**From \$699,000**

**What:** A 4 bedroom, 2 bathroom property with contemporary living options and a double remote garage  
**Who:** Investors, professionals or families in search of low maintenance luxury  
**Where:** Perfectly placed close to all the daily essentials, with parkland, retail and recreation easily on hand in the heart of Canning Vale  
**Designed for comfort,** this incredible 4 bedroom 2 bathroom property offers a modern and stylish interior, with multiple living options, spacious bedrooms and fully equipped bathrooms, along with an easy care garden that's perfect for the children or pets to enjoy, and garaged parking for two vehicles. The location is just as impressive, with a wide range of parkland surrounding the home offering play equipment, endless green space and even lakes to meander, with vast retail options to choose from, a choice of quality schooling and childcare options, including the hugely popular Caladenia Primary School, and a variety of road and public transport links, making this position a sought after spot for family orientated living.  
The homes exterior offers a contemporary design with clean lines, lush green lawn and a remote double garage for secure parking, with a portico to the front providing sheltered access into the residence. The tiled entry hallway is extensive, winding around the corner to the open plan living beyond, with the master suite set to the front and furnished with soft carpet to the floor, a reverse cycle air conditioning unit for the perfect sleeping conditions all year round, and dual walk-in robes, with a shower enclosure, vanity and private WC to the ensuite. Further into the property, double doors open to a spacious theatre room, again with carpeted flooring and perfect for a peaceful movie with the family. The open plan living, dining and kitchen comes next, with plenty of natural light flooding the room, tiling to the floor, a feature recessed ceiling, and another reverse cycle air conditioning unit for your wellbeing, with the stylish kitchen providing contemporary tiling, stone benchtops, an in-built 900mm oven with gas cooktop and rangehood and a full height pantry. The rear of the property houses the three further bedrooms, all contained in their own section for peaceful living, with a family bathroom placed at the midway point, equipped with a bath, shower enclosure and vanity, with a separate WC and laundry with linen closet and sliding door access to the side of the home for drying. While the bedrooms are all well-spaced with carpet and full height built-in robes for storage. A paved alfresco area flows uninterrupted from the main living to offer a wealth of entertaining options, with paving to the floor and an under roof positioning for year round use, with the remainder of the fully fenced rear yard offering lawn and a safe haven for the children to play and the parents to relax. And the reason why this property is your perfect fit? Because this impressive property combines stylish design with comfortable living for the ultimate family abode.  
**Disclaimer:** 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.