

# 25 Samuel Loop, Canning Vale, WA 6155

**HAPPY REALTY**

## House For Sale

Wednesday, 19 June 2024

25 Samuel Loop, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



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## OFFERS

This tranquil oasis starts with a beautifully landscaped front yard. This meticulously crafted home boasts an array of features designed to enhance your lifestyle and elevate your everyday living experience. The double garage provides ample vehicle and storage space plus secure side access for added convenience and peace of mind. A spacious primary bedroom suite complete with an en suite bathroom and spacious walk-in robe. At the front of the property is an ample office space, perfect for work or study, with natural light streaming in. The well-appointed kitchen features stone countertops and plenty of storage with a convenient shopper's entrance. This property boasts 3 separate living spaces, including a generously sized theatre room, ideal for entertaining or cozy movie nights. The three mirror bedrooms are very comfortable and include built-in robes, with one bedroom with a connected bathroom, offering flexibility as a second primary suite or guest accommodation. There is a beautiful sun room bathed in natural light, adjacent to the alfresco area, creating a seamless indoor-outdoor flow connected to a spacious backyard, perfect for children and pets to play freely. Experience the epitome of modern living in this thoughtfully designed home, where every corner exudes elegance and functionality. Whether relaxing in the sun room, enjoying family gatherings in the alfresco area, or unwinding in the comfort of your primary suite, this home offers a perfect blend of charm and practicality.

**Key Features:**

- Garage:** Double-door garage with convenient shopper entry.
- Entertainment Spaces:** Includes a lounge, an enclosed home theatre and a sun-room.
- Kitchen and Living:** Open-plan layout, seamlessly connecting to the outdoor entertaining area.
- Stone Benchtops:** Throughout the house, including kitchen and outdoor areas.
- Advanced Security and Comfort:** It is equipped with a security alarm system and roller shutters, as well as reverse-cycle air conditioning.
- Outdoor Features:** Includes a garden shed and beautifully maintained outdoor space.
- Enhanced Outdoor Living:** Alfresco with tiled floor and cabinets.