

# 3 Cadoux Promenade, Canning Vale, WA 6155

## House For Sale

Thursday, 4 July 2024



3 Cadoux Promenade, Canning Vale, WA 6155

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 630 m2

Type: House



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## High \$900k's

Prime real estate in the Caladenia PS Zone! Built in 2004 by the current owner, this home has been well planned with a timeless, spacious respect to modern sensibilities even 20 years later. With generous rooms throughout this great family home represents an amazing opportunity for families of all varieties to secure a beautiful slice of the great Canning Vale pie. Check out the available floorplans for a sense of the popular layout on offer.

**Interior Features:**\* Your journey through the home starts with the front wooden door with a security door leading to the entrance hall.\* Adjoining this space is the lounge featuring carpet floors and wide windows with sheer curtain; accommodates both large scale formal entertaining along with relaxed family gatherings.\* King sized master bedroom with walk in robe and a fully renovated ensuite with vanity, LED light mirror, shower with glass door and toilet.\* Fifth bedroom with walk in robe, close proximity to the master bedroom also makes it perfect for nursery, young children or baby's cot room. Can be used as study/ office.\* The heart of the home is the generously spaced kitchen, dining and family rooms, with access to rear outdoor entertaining. Features tile floors throughout, and a reverse cycle a/c system too.\* The spacious kitchen enjoys wide bench tops, storage cupboards, gas cooker, rangehood, dishwasher, double fridge space, pantry and shopper's entrance to the garage.\* The rear portion of the home has the three remaining bedrooms with walk-in robes in all, family bathroom, laundry and also a great activity room; perfect for kids study/play space.\* Ducted evaporative throughout in addition to the split system in the living area.

**Exterior Features:**\* 630sqm of prime land in the Caladenia Primary School Zone, one of the state's top performing public schools.\* Long driveway leading to double garage.\* Solar panels.\* The outdoor entertaining area is attractive and versatile, featuring timber lined ceiling and wall, leading out into a patio covered space.\* Gardens front and back are mature and relatively low maintenance, with plenty of grass space out the back for the kids and pets - easily room for a pool if need be. Garden shed for extra storage.\* Close to shops, schools, doctors, gyms, public transport, parks and all the other features and benefits of living in Canning Vale. Relatively close to the new northern canning vale train station under construction.\* Very close to the new Nicholson Road train station currently under construction. This awesome family home is sure to attract a lot of interest! Call Alexander on 0423919066 or Marianne on 0425903595 for details on available viewings or if you have any questions.