

**6 Pintaclo Way, Canning Vale, WA, 6155**



**House For Sale**

Sunday, 8 September 2024

6 Pintaclo Way, Canning Vale, WA, 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Well Maintained 4 Bedroom 2 Bath Family Home

Located in the ever-popular Canning Vale, well presented home is the perfect fit for young families, downsizers, professional couples, or investors. Ready to move in and enjoy, this property offers a functional spacious layout and modern comforts.

### Key Features:

- 594 sqm block
- 202.7sqm 4 bedroom 2 bathroom House plus 36sqm Garage
- Stylish laminate flooring throughout
- Spacious and bright central living area featuring a generous kitchen
- Evaporative cooling and gas heating in the living area for year-round comfort
- Master bedroom with a walk-in robe, split-system air conditioning, & enough space for a king-sized bed
- Built-in robes in all bedrooms
- Modern kitchen equipped with top-quality fittings and stainless-steel appliances, including an gas cooktop, oven, rangehood, dual sink, fridge recess, pantry, and ample cabinetry
- \* Spacious theatre room
- \* Home office/ study room
- Well-maintained, fully reticulated front and rear gardens with plenty of grassed space for kids and pets
- \* Enough room to add a pool if desired
- Outdoor area with side access for entertaining
- Garden shed for additional storage
- Fantastic outdoor entertaining area with a large, paved patio—ideal for hosting gatherings and enjoying family activities year-round

### Location Highlights:

- Close proximity to local parks, ideal for kids and pets
- Conveniently near Excelsior Primary School and Canning Vale College
- Minutes from Livingston Shopping Centre, local cafes, and restaurants
- Great public transport links with easy access to major roads such as Amherst road, Nicholson Road and Roe Highway

With its well-designed layout, modern features, and unbeatable location, this home is a must-see. Don't miss your opportunity to own a fantastic property in Canning Vale!

Contact us Rohan Amlani on 0430 708 586 or email [rohan@ljhscarborough.com.au](mailto:rohan@ljhscarborough.com.au) now to arrange a viewing.