

# 7/469 Canning Highway, Melville, WA 6156

## House For Sale

Monday, 8 July 2024

7/469 Canning Highway, Melville, WA 6156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Eric Hartanto  
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## Contact Agent

Situated nicely at the back of The Heights villa complex, 7/469 Canning Highway, Melville, offers a luxurious and serene living experience away from the main road, providing peace, serenity, and extra peace of mind with enhanced security. This exquisite 3-bedroom, 2-bathroom villa is a prime opportunity not to be missed, with easy access to Fremantle and proximity to a myriad of amenities. Enjoy comfort and privacy in the well-appointed bedrooms, complemented by stylish and fully renovated modern bathrooms, enhancing the tranquil ambiance of the home. The fully renovated kitchen features sleek finishes and ample storage, making meal preparation a delight. The open plan kitchen and dining area is perfect for entertaining guests and family gatherings, flowing to a private patio that provides a spacious outdoor area for alfresco dining and relaxation. Additional features include a convenient double carport and a shed for extra storage space. Residents will appreciate the proximity to the Swan River, ideal for scenic walks and outdoor activities. Shops, vibrant cafes, and eateries are all within easy reach, ensuring everyday necessities and dining desires are met. With easy access to Fremantle, weekends can be spent exploring the vibrant markets, pristine beaches, and rich historical and cultural heritage of the area. Whether you prefer to relax at home and enjoy the breathtaking hilltop views and river glimpses or venture out to nearby parklands and the Swan River, this villa offers an unparalleled lifestyle in a sought-after location. Don't miss your chance to secure this charming home in the prestigious suburb of Melville. With its luxurious living spaces, modern amenities, and convenient location, 7/469 Canning Highway presents an ideal opportunity for families or investors seeking a relaxed and vibrant lifestyle. For further information or an obligation free appraisal, contact listing agent Eric Hartanto. Location Particulars (approx. km): • Perth CBD: 11.0 km • Bull Creek Train Station: 4.5 km • Garden City Shopping Centre: 2.5 km • Fiona Stanley Hospital: 5.0 km • Murdoch University: 5.0 km • Melville Primary School: 1.5 km • Melville Senior High School: 2.0 km • Bicton Primary School: 3.0 km • Point Walter Reserve: 3.5 km • Swan River: 2.5 km • Fremantle: 8.0 km • Kwinana Freeway: 3.0 km • Perth Airport: 17.5 km