

# 7 Flynn Street, Canning Vale, WA 6155

THE AGENCY

## House For Sale

Wednesday, 26 June 2024

7 Flynn Street, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 529 m2

Type: House



Jarrod O'Neil  
0411103617

**From \$849,000**

Located in a quiet location almost directly opposite the Clere Pass Reserve (and with Pinaster Boulevard Reserve at the end of the street), this spacious 4 bedroom, 2 bathroom home is perfect for the growing family who require more space. Situated on a flat, rectangular block, the home boasts loads of living space, a renovated kitchen, 2 meals areas, air conditioning, double lockup undercover parking and a secure, easy care backyard. This family friendly location is within walking distance to numerous local parks (great for kids and pets), Livingston Marketplace Mall, public transport, Canning Vale College, Caladenia and Canning Vale Primary Schools and only a short bike ride to Providence Christian College. When you need to use the car Murdoch Train Station, main arterial roads, numerous shops and specialty stores, Gosnells Golf Club, Whaleback Golf Course and Melville Glades Golf Club are only a short drive away. Further features of this family favourite include:

- 4 spacious bedrooms
- Main bedroom has a walk in robe, ceiling fan, air conditioning and ensuite
- Bedrooms 2, 3 and 4 are located away from the master bedroom and all have built in robes
- 2 bathrooms (family bathroom has a separate bath and shower)
- Renovated kitchen with a gas cooktop, double sink, fridge and microwave recesses, pantry, overhead cupboards and a breakfast bar – all overlooking the casual living
- 3 separate living areas
- Formal and informal meals areas
- Laundry with direct access to the backyard
- Air conditioning
- Gas bayonet
- Ceiling fans
- Gas hot water system
- Outdoor entertaining area
- Grassed area for the kids and pets to play
- Loads of room for a pool
- Easy care reticulated gardens
- Garden shed for extra storage
- Double remote lockup undercover parking with shopper's entrance
- Double driveway for additional off-street parking

For further information please call Jarrod O'Neil on 0411 103 617. 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.