

7 Seddon Way, Canning Vale, WA 6155

BEYOND

House For Sale

Wednesday, 19 June 2024

7 Seddon Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Area: 522 m2

Type: House



Shaun Benwath
0481084501



Harjit Benwath
0894561000

Fixed date sale! Must be sold!!

Fixed Date Sale - Must be sold on or before the 7th of July 2024. All offers will be presented as soon as they are written up, an offer may be accepted before the end date. First home open is this Sunday at 11:30 - 12:00pm. 23/6/24 Welcome to 7 Seddon Way in the sought-after suburb of Canning Vale. This spacious 4-bedroom, 2-bathroom, lounge/theatre house is perfect for families looking for a new place to call home. With a generous land area of 522 sqm and a building area of 191 sqm, there is plenty of space for everyone to enjoy. The property features a bright and flowing kitchen, open-plan living and dining areas, a separate lounge room, and a double garage. The master bedroom includes an ensuite bathroom and walk-in wardrobe, while the other three bedrooms all have built-in wardrobes. Outside, the property boasts a large backyard with plenty of room for kids to play or for entertaining guests. The outdoor patio area is perfect for enjoying a BBQ on warm summer evenings or relaxing with a wine after a long day at work. This home is in the perfect location for everything, with desirable amenities including Caladenia Primary School, Livingston shopping centre, Restaurants and transport with the near future train station which is set to complete in 2025. Located in a quiet street close to parks, schools, shops, and public transport, this property offers the perfect combination of convenience and comfort. Don't miss out on this opportunity to secure your dream home in Canning Vale. This property is within a Canning Vale structure density note of Residential development potential of R30-R60 (subject to council approvals from The City of Gosnells, give them a call and speak to planning on 9397 3000 for more information). Contact us today to arrange a viewing and make an offer before it's too late. Features: -Block Size: 522m² -Living Area: 191m² -Built in 2001 -Potential Rental Per week: \$750 - \$800 -1.4km to Caladenia Primary school -1.8km to Canning Vale College -2.2km to Livingston Shopping Centre -6.6 KW solar PV System -Security Alarm System -Ducted Evaporative air conditioning -Dishwasher -Reticulated front and rear lawn -Garden shed -Multiple parking options with a extra wide driveway Need help with finance? I can help, don't be the buyer who misses out because of finance, a quick call from me and I can have one of our brokers get in touch with you to discuss your finance needs all at no cost to you. Call Shaun or Harjit Benwath for a viewing on 0481 084 501 or 0407 987 350 **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.