

8 Hay Lane, Canning Vale, WA 6155

HAPPY REALTY

House For Sale

Wednesday, 10 July 2024

8 Hay Lane, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 291 m2

Type: House



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From \$699,000

Welcome to this inviting family residence nestled within the highly sought-after Caladenia Primary School Precinct. This property is only 3 short blocks from Caladenia Primary School, so you can walk the kids to school. This corner block property packs a whole lot of features. Upon entry, the primary suite includes an ensuite and walk-in robe. Further down the corridor is an enclosed room accessed by French doors that could serve as a formal living space, theatre room or home office. The double garage also has a convenient shoppers' entry. The heart of the home is the Open-Plan living space, which accommodates a living and dining space adjacent to the kitchen. It is flooded with light and has easy access to the courtyard. The 2 minor bedrooms are neatly tucked away and share the family bathroom.

Key Features:

- **Primary Suite:** Enjoy privacy and comfort with a spacious primary suite featuring a walk-in closet and attached bathroom.
- **Media Room/Home Office:** Ideal for work or relaxation, the media room/home office boasts French doors for added privacy.
- **Double Garage:** Includes shoppers' entrance and direct access to the courtyard, ensuring convenience for busy lifestyles.
- **Open-Plan Living:** The main living space combines the kitchen, dining, and living areas in a seamless open-plan design, perfect for entertaining guests or relaxing with family.
- **Natural Light:** The living room is bathed in natural light, creating a bright and welcoming atmosphere throughout.
- **Courtyard Access:** Step outside to the private courtyard, offering a tranquil outdoor space for leisure and entertainment.
- **Energy Efficient:** Features a solar hot water system with a booster, promoting sustainability and cost savings.
- **Minor Bedrooms:** Two good-sized minor bedrooms provide comfortable accommodation for children or guests.
- **Lock and Leave Lifestyle:** Perfect for those seeking a low-maintenance lifestyle without compromising on comfort or style.
- **Nearby Amenities:** Enjoy the convenience of a short walk to Yalgan Pass Park, Admiralty Road Reserve, and Bracadale Playground and Dog Park, which are ideal for outdoor activities and leisure.

Don't miss out on this exceptional opportunity to secure your dream home in a prime location.