

8 Kinnerton Gardens, Canning Vale, WA, 6155



House For Sale

Wednesday, 14 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Family Entertainment in Prime Location

Situated in a cul-de-sac in the highly sort after Ranford Estate in Canning Vale, this well looked after family home is sure to impress.

Everything about this home is free-flowing, peaceful and spacious. The kitchen is situated centrally and leads onto the family/ dining area and the activities/ games room providing an expansive space for living and entertaining.

Amazing Location: Next to Kinnerton Gardens Park, short distance to Livingstone Marketplace, Close to great schools. Also, close by to Canning Vale Markets and Gosnells Golf club as well as public transport.

The functional floor plan offers:

- Spacious master bedroom with walk in robe and ceiling fan
- Ensuite with ample countertop space including his and her sinks
- Study / Home office area
- Grand Sunken lounge and formal dining
- Separate activities / games room with ceiling fan
- Open plan kitchen, meals and family area with ceiling fan
- Main bathroom with ample countertop space, bathtub and shower
- Well sized bedrooms with robes
- Evaporative Air Conditioning

Outside features:

- Double car garage with extra storage space
- Garden shed
- Large patio with blinds that add protection for year-round entertainment
- Koi pond
- Solar Panels
- Enclosed cattery

Inspection is an absolute MUST, to truly appreciate everything this home has to offer!

Built Year: 1995

Block Size: 650 sqm

Council Rates: \$2,120 pa (approx.)

Water Rates: \$1,425 pa (approx.)

Expected Approximate rent: \$760 - \$820/ week.

For more information or to make an offer, please contact Jacob Harken - 0409 907 617

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