

## FOR SALE

### SHE'S LYING - SIZE DOES MATTER!

I'm sorry to burst your bubble but your partner has been lying to you, SIZE DOES MATTER! , You've always thought it was important but did you know that the size of a house is a key feature to determining its value. In other words, the bigger, the better!

This house is a little special, a WHOPPING 256 sqm of living!!! Included in that measurement is 5 big bedrooms PLUS study PLUS kids activity PLUS Family room PLUS Games Room PLUS Formal Lounge and Dining PLUS meals, laundry, bathroom and ensuite.

It doesn't stop there! With a ceiling height of 35 courses in the open plan living area and games room you will love the space, so rare in a home in this price range.

#### Featuring:

- Full Security System
- Solar Hot Water System
- Solar Panels to cut the power bills
- Bathrooms are tiled to ceiling
- Viewing window into Activity Room
- Plush Carpet in Formal Lounge and Dining
- Domed Patio for Entertaining
- Ranford Estate
- Livingston Shops nearby
- Fujitsu reverse cycle refrigerated air cond
- 607sqm block

Call James Baylee today and secure your spot to view this generous family home in ever desirable Ranford Estate in Canning Vale.

5 BED | 2 BATH | 0 CAR

#### PRICE:

\$599,000 - \$649,000

#### OPEN FOR INSPECTION:

N/A

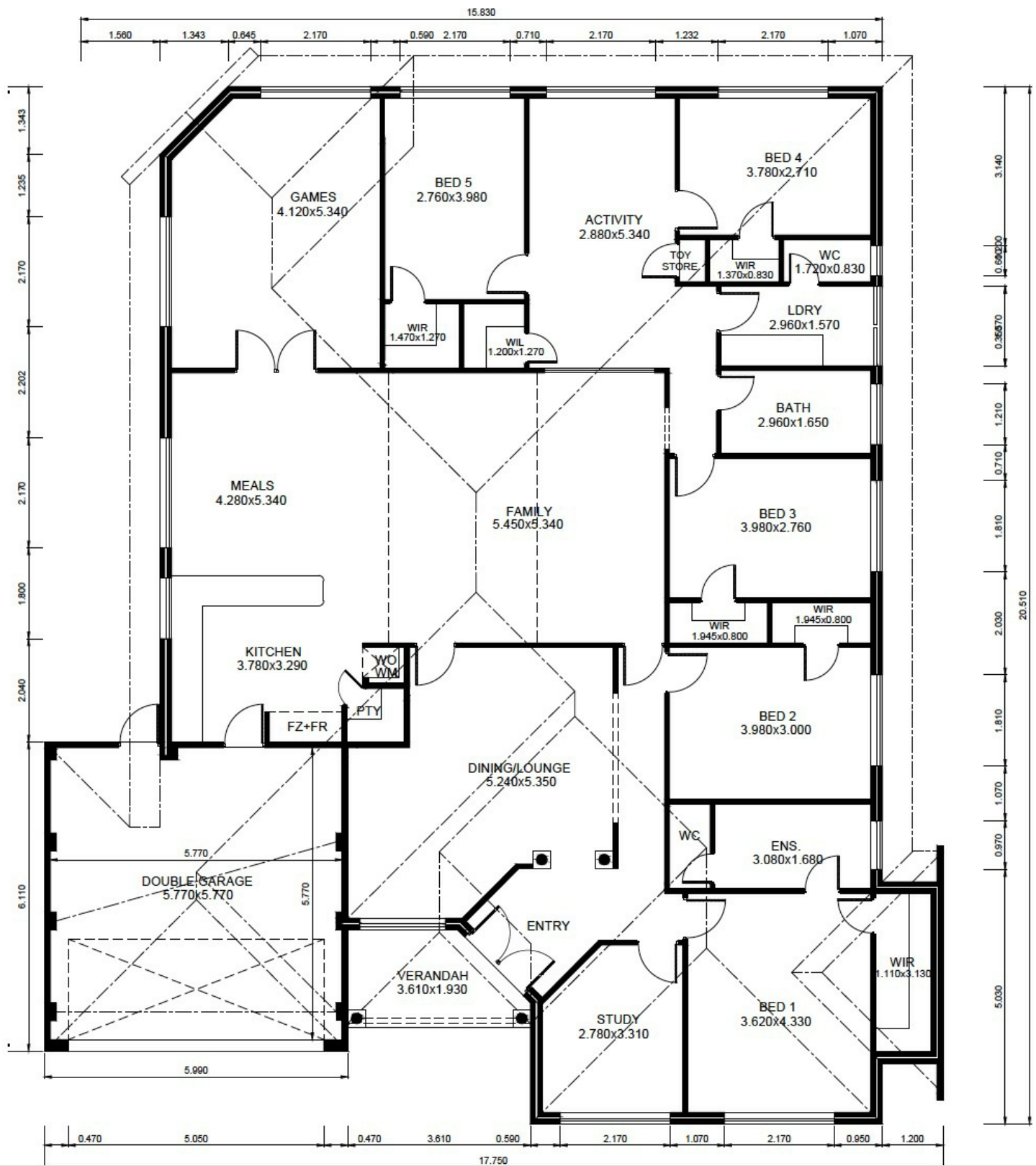


**James Baylee**

**0421904469**

[jbaylee@atrealty.com.au](mailto:jbaylee@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.