5 BLUE ROAD, CANNING VALE, WA, 6155









SOLD

NEW PRICE

Situated on a low maintenance green titled block, this well-laid out Canning Vale 4 x 2 family home is located in the prestigious Peppermint Park Estate. Ideally positioned within walking distance of schools, public transport, local shops (IGA), parks, playgrounds and all other amenities.
This exciting home has much to offer growing families and investors alike.

Offering an uncomplicated floor plan, the layout positions the two bedrooms towards the front of the home with the living quarters confined to the rear aspect. The living space is wonderfully light and bright with generous windows allowing the natural light to flow through. A modern kitchen takes pride of place at the top of the open plan living area, overlooking the dining, family and outdoor alfresco entertaining areas. The bedrooms are all of a good-size with the master bedroom offering reverse cycle air conditioning and an exclusive ensuite and robes.

FEATURES:
* Reverse cycle air conditioning and gas point available in the main living area.
* Security alarm for added peace of mind with security grill doors all around.
* Instant gas hot water system.
* Modern kitchen with stainless steel cooking appliances with stone bench tops plus a full-size breakfast bar.
* Well-appointed main bathroom complete with bathtub, shower, vanity and toilet.
The second bath with separate shower and vanity with separate toilet and laundry room. Off street parking across the remote controlled double lock up garage.
* Covered portico providing shelter over the front door.
* Alfresco living area under the main roof and easy care low maintenance gardens.
Ideally placed, moments from Livingston Marketplace and Canning Vale IGA shopping centres, cafes and restaurants. The location offers enjoyment and convenience. Those who participate in an active lifestyle will love how close this home is to local parks, schools, places of worship and the Gosnells Golf Course and those that drive will enjoy handy access to Roe Highway, Kwinana Freeway and the new Ranford and Nicholson Road Train stations currently being build.
FOR VIEWING THIS PROPERTY CALL ERIC FERNANDES 0421074963 and make an Appointment.
Note: This home is tenanted and vacant possession will be arranged for owner occupied buyer at settlement.

4 BED | 2 BATH | 2 CAR

PRICE:
$476,000

OPEN FOR INSPECTION:
N/A



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