



# SOLD

## FULLY RENOVATED BEAUTY!

Positioned perfectly with the stunning Canning River at your doorstep, this fully renovated home exudes both charm & functionality with open plan living, huge alfresco overlooking lush lawns, stunning front gardens & a massive 6 x 4.5m shed/workshop! Perfect in every way! – so get your pen ready as this one ticks all the boxes!

### FEATURES INCLUDE:

- Beautifully fully renovated kitchen with stunning tiling, soft close draws & cupboards, stone bench tops, Bosch appliances, dishwasher, oven, cooktop, double sink overlooking alfresco & back yard
  - Dining & family rooms are bathed in natural light with lovely big windows & sliding door to outside, attractive & hard-wearing bamboo flooring, LED lighting, reverse cycle aircon & ceiling fan
  - Master bedroom queen size with BIR's, reverse cycle aircon plus ceiling fan giving comfort all year round
  - Bedroom two with reverse cycle aircon plus ceiling fan.
  - Bedroom three currently being utilised as a home office
  - Stunning family bathroom, fully renovated with oval bath, sep shower & vanity, heated towel rail & gorgeous honeycomb floor to ceiling tiles – JUST LOVE IT!
  - Separate toilet
  - Family size laundry ALSO renovated with door to outside & lots of cupboard space
  - Double carport for tandem parking of two cars
  - Pretty gardens with reticulation to the front
  - Security screens on doors & windows, window locks, security camera
  - Reverse Cycle air-conditioning units x 3
  - Near new electric storage hot water system
  - Large Pergola perfect for BBQ's, entertaining & relaxing weekends
  - Sprawling back lawn, perfect for the family pooch, a few chooks, kids playing, backyard cricket or a swimming pool!
  - Rendered exterior on 688m2 land Built 1977
  - All improvements and additions have full council approval
  - Canning River at your doorstep, perfect for kayak's & fishing
  - Public transport 2mins walk away, Westfield Carousel Shopping Centre 9 mins drive or 17mins walk approx or catch the bus! Approx 14klm drive to Perth CBD
  - Independent Rental Appraisal \$420 to \$450 P/W - currently owner occupied
- BEST BE QUICK AS THIS BEAUTY WONT LAST!!**

3 BED | 1 BATH | 2 CAR

**PRICE:**  
\$515,000

**OPEN FOR INSPECTION:**  
N/A



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