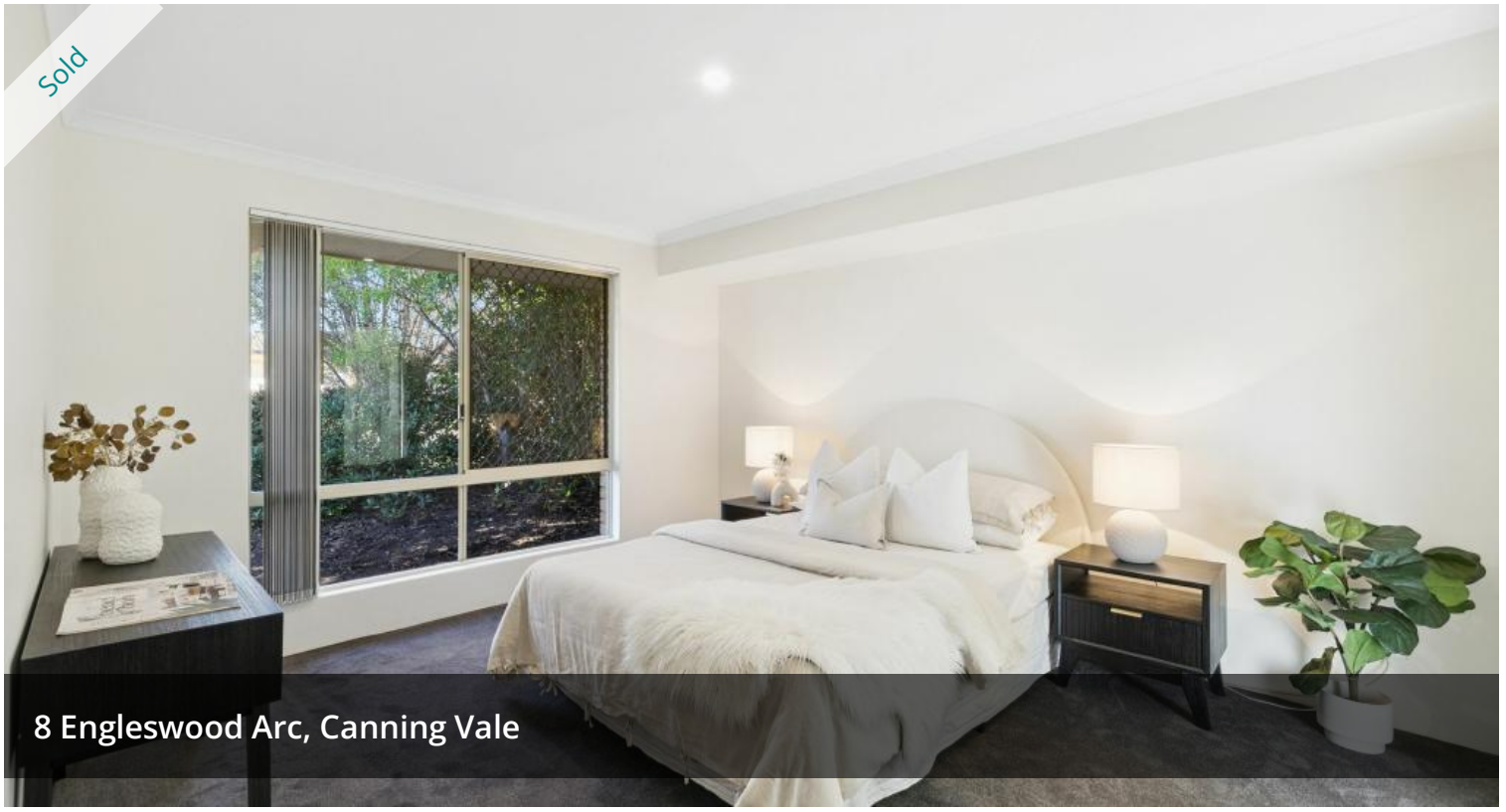








## YOUR NEXT HOME AWAITS

5 2 2 615m2

From the moment you step inside this refreshed and updated home, you are presented with a sense of warmth and quiet sophistication. This large family home is set amongst the tree lined streets of "The Avenues" Estate, 8 Engleswood Arcade, Canning Vale presents a rare opportunity to acquire a spatially designed home that speaks to quality, comfort and generous proportions. Ideally located near Baychester Lake, a setting that elevates both lifestyle and investment appeal.

WHAT YOU'LL LOVE:

Crisp new paintwork and soft new carpets throughout give the home a fresh, inviting feel from the moment you step inside.
A private master retreat privately set to the front of the home includes a spacious walk-in robe and a freshly updated ensuite with oversized shower, modern quality finishes including new double basins, vanity and toilet.
All three other bedrooms are generous in size and fitted with built in robes and the large separate study adds flexibility — whether it's a home office, guest room or a kid's retreat.
New cabinetry, vanity and basin add a contemporary feel to the main bathroom, complete with a separate bath and shower for everyday ease.
At the front of the home, a separate lounge and dining area creates a welcoming space for entertaining.
At the rear of the home lies the expansive open-plan kitchen, dining and living area, filled with natural light and frames the garden beautifully,

| | |
|---|---|
| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 348 |
| **Land Area** | 615 m2 |

### AGENT DETAILS

Kirsty Styles - 0438 188 011

### OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

with sliding doors that open onto the alfresco, perfect for relaxed meals, entertaining or simply enjoying the outdoors from inside.
Recently refreshed with a new generous benchtop, gas hotplates and dishwasher, the kitchen includes pantry and plenty of cupboard space, all set in the heart of the home.
Internal entry from the garage adds security and ease, ducted evaporative cooling throughout ensures the home stays comfortable through the warmer seasons.
Outside the home continues to impress, a generous undercover outdoor area offers a seamless extension of the home, with easy care gardens and lawns, ideal for relaxed entertaining or quiet retreat. A neatly positioned garden shed adds practical storage for outdoor essentials.

The Avenues Estate is one of Canning Vale's most established and tightly held pockets, this is a home where space, style and everyday ease come together and we invite you to experience it for yourself.

Located around the corner from Central Park and Baychester Circle Reserve with Livingston Marketplace and public transport all within easy reach including bus routes to Murdoch University and Thornlie train station.  Proximity to Roe Highway, Nicholson Road and Ranford Road ensures convenient travel to Perth CBD and surrounding areas a breeze, families will appreciate access to reputable local schools including Campbell Primary School, Excelsior Primary School and Canning Vale College.

PROPERTY INFORMATION:
Block Size: 615 sqm

Year Build: 1996

Water Rates: $230.00 approx (2 monthly)

Council Rates: $2385.00 approx (yearly)

Rental Potential: Current market rent is $850.00 - $900.00 per week.

Please contact Kirsty Styles - 0438 188 011/kirsty@bricksmortar.net.au to make this property your new home.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and third parties and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*