

# 10 Bramdean Crescent, Canning Vale, WA 6155

HAPPY REALTY

## House For Sale

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10 Bramdean Crescent, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 601 m2

Type: House



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## \$1.1 M

Beautifully well-maintained family home located in The Reserve - a highly desirable part of Canning Vale. Built in 2002, this family home has weathered time extremely well from the inviting curb appeal to the layout and the mature landscaped backyard. This property is a MUST-SEE if you are shopping for homes in Canning Vale. Boasting 222 sqm of living space, this home sits on a 601sqm lot on a quiet street that is a 3 min walk to all the amenities at The Vale Shopping Centre and yet only 200 m away from Waterperry Drive Reserve and Brookland Greens, you will enjoy the best of both world -convenience and serenity. Enter the home through double doors that lead you to a sunken lounge area. The front of the home also has a large Primary Retreat complete with an en suite and walk-in closet. The heart of the home is the open-plan kitchen, living and dining areas and a quaint bar nook. In fact, this home boasts 4 distinct but connected living spaces perfect for a growing family. The kitchen features a 4-burner gas stove with a fan forced range, dishwasher and double sinks. The shopper's entrance from the double garage makes grocery shopping less of a chore. All common areas throughout the home feature beautiful terracotta tiles. As you progress through the home, you will catch glimpses of the mature landscaping of the backyard. The covered Alfresco is ideally set up for entertaining and would be ideal for avid horticulturalists. The bedroom wing of the home boasts 3 well-lit double rooms, which are serviced by the family bathroom. The laundry room has sufficient space for a washer and dryer and a large linen alcove. Property Highlights

- Prime Location: Situated on a quiet street, it is just a 3-minute walk to The Vale Shopping Centre for all your retail, dining, and grocery needs. A stone's throw away from Waterperry Drive Reserve and Brookland Greens, this location offers a rare blend of convenience and tranquillity.
- Impressive Curb Appeal: From the moment you approach the property, you'll appreciate its welcoming charm, complemented by mature, well-maintained landscaping.
- Spacious & Functional Layout: With 4 distinct yet interconnected living areas, this home provides the perfect space for family living. From the sunken lounge to the open-plan living, kitchen, and dining areas, you'll always have plenty of room to relax or entertain.
- Chef's Kitchen: The well-appointed kitchen is the heart of the home, featuring a 4-burner gas stove, fan-forced range hood, dishwasher, and double sinks. A shopper's entrance from the double garage makes grocery runs a breeze.
- Alfresco Dining: The covered alfresco area is perfectly positioned for year-round entertaining, whether you're hosting family barbecues or enjoying a quiet evening surrounded by the lush landscaping of the backyard. For those with a green thumb, the mature garden is a perfect canvas for horticultural enthusiasts.
- Master Retreat: The large primary suite at the front of the home includes a private en suite and walk-in wardrobe, providing a peaceful retreat for parents.
- Family-Friendly Bedrooms: The three additional double bedrooms are bright and well-sized, each with ample storage and natural light.
- Practical Laundry and Storage: The well-equipped laundry features a generous linen alcove for added storage, making laundry day more manageable.
- Fully Reticulated gardens, RAC-monitored security systems, Solar system, Crimsafe fly screens at front and patio doors.

• 500m from Excelsior Primary School and 1.5 km away from Canning Vale College. This property presents an incredible opportunity for families seeking both convenience and a serene environment in one of Perth's most sought-after suburbs. Whether you're looking to move into a spacious home or invest in the growing Canning Vale area, this home offers everything you need. \*Please note that most furniture and gym equipment can also be purchased at an additional cost