

**12 Houston Boulevard, Canning Vale, WA 6155**



**House For Sale**

Tuesday, 7 January 2025

12 Houston Boulevard, Canning Vale, WA 6155

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 317 m2**

**Type: House**



Peter Zambotti

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## Low \$700K's

This warm, comfortable home is the epitome of easy-care, low-maintenance living, offering the perfect blend of convenience and practicality. Situated in close proximity to Livingston Marketplace, The Vale Shopping Centre, and Ranford Shopping Centre, you'll have everything you need right at your doorstep. The location is ideal, with a great selection of local restaurants, food takeaways, schools (both primary and high), and public transport options, making it perfect for families seeking comfort and practicality. Inside, the home features three spacious bedrooms and two bathrooms. The front lounge, or theatre room, provides a quiet retreat, while the modern kitchen offers plenty of cupboard space, perfect for those who love to cook. The expansive family and meals area creates a warm and inviting space for family gatherings and daily living. With reverse-cycle air conditioning throughout, you'll enjoy year-round comfort. The property also comes with security screens to both front and back doors for peace of mind, and solar panels for added energy efficiency. Outside, the ultra low-maintenance front garden enhances the home's street appeal, and the fully paved backyard provides a spacious patio area perfect for outdoor entertaining. The double garage with a shoppers' entrance adds both convenience and security, making this property truly move-in ready. Enjoy the ease of living in a family-friendly community with all the amenities you need within arm's reach. Don't miss out on the opportunity to make this beautiful property your new home and start living the easy life.