

36 Brennan Avenue, Canning Vale, WA 6155

House For Sale

Thursday, 16 January 2025



36 Brennan Avenue, Canning Vale, WA 6155

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 445 m2

Type: House



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Offers Above \$999,000

Welcome to 36 Brennan Avenue Canning Vale. Positioned in an ultra-convenient location, this well-designed green title 445m² property will impress. From the moment you step into the double door entry foyer of this family home you will be amazed by its spaciousness. The open plan kitchen/living/dining is a sun-drenched space with large windows with views to the delightful rear garden. The master bedroom is a private sanctuary with king size spaces, a hotel inspired ensuite with louvered shutters, large raised oval bath with a separate shower with twin basins. To the rear of the home is the family room, home office and accommodation wing, two double sized bedrooms with built in robes and second family bathroom, with separate WC. In addition the home has a large laundry with plenty of storage. Outside, it gets even better, with over 20m² all-weather timber lined alfresco with paved landscaped gardens. Prime central location, in a most desirable street, all within walking distance to multiple restaurants & cafés, of bustling downtown Livingston Marketplace. Ever so close parks and public transport, and easy access to Ranford Road & Nicholson Road. With multiple options for private or public schools, it doesn't get any better than this. It's quite simple Canning Vale is blessed by all it has to offer you certainly won't be disappointed. Make the move to be the new owner of this beautifully crafted home.

Features of this property* 3 bedrooms, 2 bathrooms plus Study* Master bedroom with ensuite and large walk in robe* Open plan kitchen/ dining/ living* Kitchen with stainless-steel appliances and plenty of storage* Separate theatre room * Functional laundry, plenty of storage* Timber alfresco paved patio area* Multiple Split system air con throughout* Laminated timber floors/timber blinds* Secure double garage* Neatly presented front yard* Reticulated gardens * 445 sqm block** Floor Area 182m²** Year of construction 2001*Outgoings and Expenses:Shire Rates \$2116.64 pa*Water Rates \$TBA pa*(Approx)*Please call Tim Tyler 0418 946 970 or email: tim@tylerandsons.com.au or sales@tylerandsons.com.au