

**39 Banda Boulevard, Canning Vale, WA, 6155**

**HAPPY REALTY**

**House For Sale**

Friday, 15 November 2024

39 Banda Boulevard, Canning Vale, WA, 6155

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Ideal Family Living: 700sqm Block with Room for Pool & Granny Flat

This neat and tidy family home is a must-see for buyers seeking both comfort and potential in one of Canning Vale's most sought-after locations. Nestled on a generous 700sqm rectangular block, this original-owner property is being offered to the market for the very first time since it was built in 2004. With 132sqm of living space, this home provides ample room for the whole family to grow and thrive, with plenty of space to entertain and relax. Huge backyard with potential to add a pool and a granny flat for multi-generational living or additional rental income (subject to council approval). Just 500 meters to award winning Caladenia Primary School, ideal for families with young children.

At the front of the home is a good-sized formal lounge and the Primary Suite complete with built in robes and a bathroom complete with a bathtub. Towards the back of the home is the heart of the home a spacious open-plan family room, dining area, and kitchen featuring engineered wood floors, this space is perfect for everyday living and entertaining. The kitchen is equipped with a breakfast bar, a 4-burner gas stove, and a shopper's entrance from the garage for added convenience. At the rear of the house is an additional bonus room that is enclosed and currently being used as a home theatre. All 3 minor bedrooms are queen sized and feature built-in robes and share a well-sized bathroom that includes a separate shower stall and a bathtub, perfect for young families. There is also a versatile space that could also be used as an office a kids' playroom or an additional living area.

### Property Features

- Large 700sqm Rectangular Block just 500 meters to Caladenia Primary School, ideal for families with young children.
- Open Plan Living: The heart of the home is the spacious open-plan family room, dining area, and kitchen-perfect for everyday living and entertaining.
- Kitchen: Equipped with a breakfast bar, a 4-burner gas stove, and a shoppers entrance from the garage for added convenience.
- Engineered Wood Floors: Low-maintenance, stylish engineered wood floors throughout the main living areas.
- Reverse Cycle Air Conditioning: Stay comfortable year-round with reverse cycle air conditioning throughout the home.
- Covered Alfresco: Ideal for outdoor dining and entertaining, overlooking the large backyard.
- Solar Power: A 6.3 kW solar system to help reduce energy bills.
- Two-Car Garage: With direct access to the kitchen via the shoppers' entrance.
- Garden Shed: For additional storage.

This home is perfect for a growing family who wants to live in a quiet, family-friendly neighbourhood with easy access to local schools, parks, and amenities. The large backyard is a blank canvas with endless possibilities, whether you envision a swimming pool, a backyard workshop, or the addition of a granny flat for extended family or guests. With plenty of space, a family-friendly layout, and significant potential to add value, this property offers the perfect foundation for your next chapter. First time on the market, and priced to sell, this home won't last long!