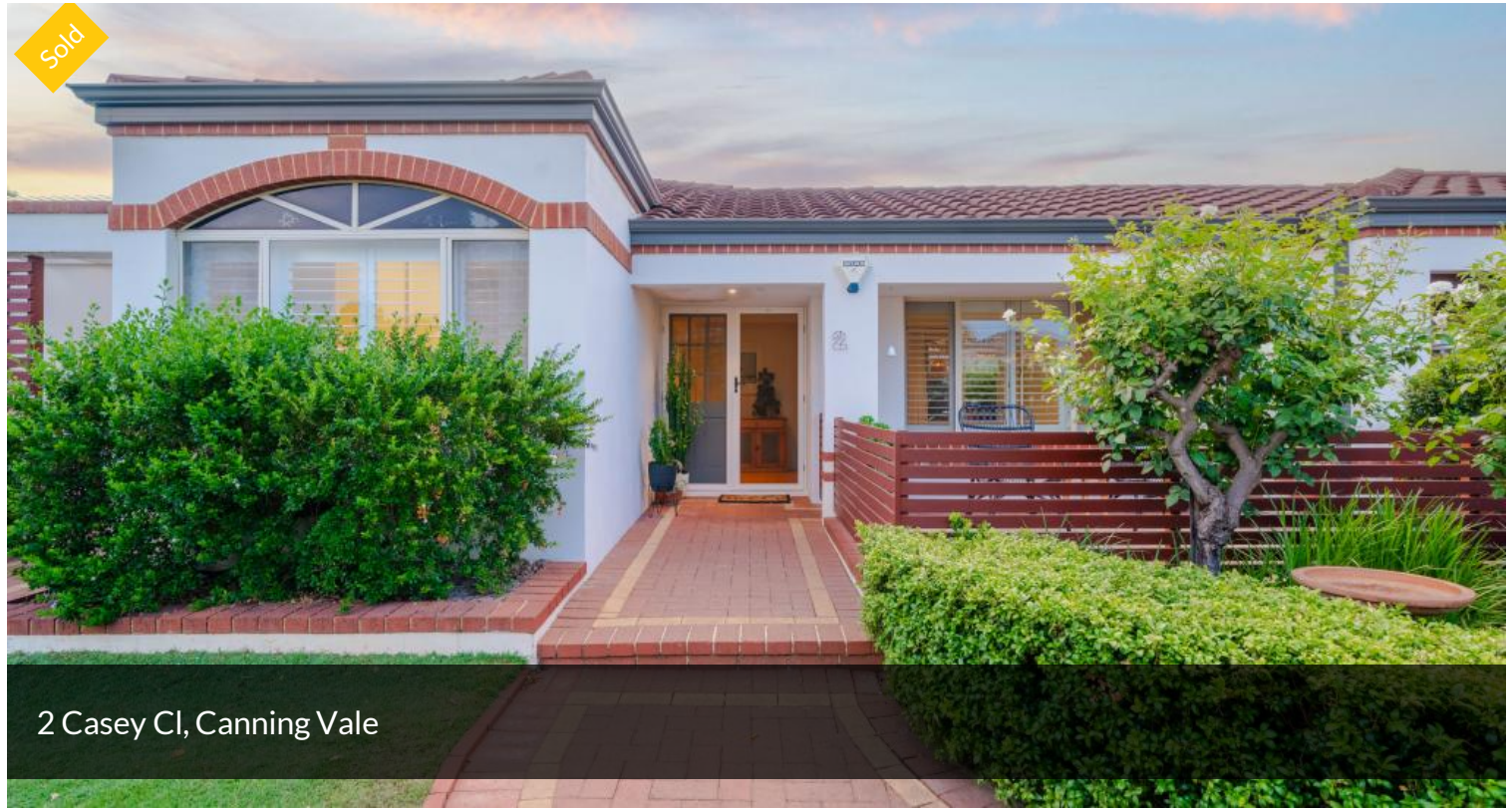


Sold



2 Casey Cl, Canning Vale



## EXQUISITE FAMILY LIVING AND ENTERTAINING

For Sale by "Expressions of Interest" with all offers to be submitted by Tuesday, 12th December 2023 at 5.00pm (AWST) (unless sold prior).

BE IMPRESSED by this absolutely beautiful Ex Display Home in Ranford Estate! This stunning family residence boasts a spacious and warm atmosphere, freshly painted walls, new carpets, high ceilings, and elegant bamboo flooring, all resting on a generous 606 square meter block.

As you step through the double door entrance, you're welcomed into a formal living, perfect for the home theatre/movie room. The expansive open-plan layout includes a family room, games room, and an extremely spacious chef's kitchen featuring stainless steel appliances, an island/breakfast bar, ample bench space, an abundance of cupboards and a new butlers pantry, all with soaring high ceilings.

The main bedroom is a luxurious retreat, complete with your own dressing area with 2 large built-in robes with sliding doors, shelves, a separate walk-in robe all complemented by a recently renovated sparkling ensuite

 4  2  2  606 m2

Price	SOLD
Property Type	Residential
Property ID	53
Land Area	606 m2
Floor Area	196 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

ONE

featuring a double shower.

This home also offers impressive amenities such as ducted evaporative air conditioning, established gardens, masses of storage and bore reticulation. The outdoor entertainment area is perfect for gatherings, boasting a large fully paved gazebo and patio, with space for a pool. A double carport with additional storage space completes the picture.

Situated in the sought-after Ranford Estate, this property is conveniently located near Ranford Primary School, Livingston Shopping Centre, transport links, freeways, and highways, making it a must-see home.

#### Features Include

- \* An expansive 606 square meter block amidst quality homes in a peaceful cul-de-sac
- \* Stunning open-plan living area with soaring high ceilings with a homely feel
- \* A modern chefs kitchen with abundant bench space and stainless steel appliances
- \* Delightful butlers pantry off the kitchen
- \* A formal lounge/home theatre overlooking lush front lawns
- \* An executive study, convertible to a fifth bedroom
- \* A king-size master bedroom with a walk-in robe and a luxuriously renovated ensuite
- \* Three spacious rear bedrooms, each with built-in robes
- \* Beautiful Plantation shutters throughout
- \* Immaculate renovated main bathroom and, laundry
- \* New ducted evaporative cooling system
- \* Year-round entertainment under a vast patio
- \* Beautiful established gardens
- \* Separate shed
- \* Gorgeous terrace area to the front garden, perfectly shaded to enjoy the summer afternoons
- \* Built in 1994
- \* 606sqm block
- \* Impressive 196sqm of living

Enjoy the quiet cul-de-sac within the Ranford Primary School catchment zone, surrounded by parks, playgrounds, and shopping amenities. With convenient access to public transport and a short drive to Perth CBD, this home offers an excellent opportunity in a desirable neighbourhood.

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.