

Sold



6 Angulata Road, Canning Vale



## Your Angulata Abode Awaits!

The Ideal family home in a quiet corner of Canning Vale

This freshly painted 4bedroom, 2bathroom well presented home sits on a big, freshly landscaped 575m2 block, with a spacious house boasting approximately 171m2 of floor area and full size lock up double garage.

The entrance of the home meets the formal lounge room perfect for catching up over a cuppa, the formal lounge leads through to a massive open plan living, dining, kitchen and games area, all with new wood laminate flooring and is big enough for a family reunion! The master bedroom is situated at the front of the home, is room enough for a king's sized bed and features a walk in wardrobe and full en suite. the hallway shows through to the three secondary bedrooms all with new carpet and built in wardrobes, as well as main bathroom separate W/C and full laundry.

The outdoor entertaining area sports a shadesail and side gate access room enough for a small boat. Fresh landscaping, brand new floor coverings and a fresh paint job throughout means this home is ready to move in!

Main Features;

- Master with walk in wardrobe and full ensuite
- 3 bedrooms with new carpeting and BIR
- Massive Living/dining area/kitchen/games area
- Large kitchen
- Ducted Air-Conditioning

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15501

### Agent Details

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**XCEED**   
REAL ESTATE

- Main bathroom with shower and bath
- Separate W/C
- Lock-up double garage

Location;

- 120m to Spinifex Way Reserve
- 600m to Excelsior Primary School
- 1.6kms to Forest Lakes Shopping Centre
- 2.2kms to The Vale Shopping Centre
- 3.3kms to Canning Vale College

Get in touch with Darcy today book your appointment to view!

*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.*