

Sold



14 Kingsland Loop, Canning Vale



## Entertainer's Dream in Desirable 'The Avenues' Estate

Ideally located in the highly desirable 'The Avenues' estate in Canning Vale, this four-bedroom, two-bathroom family home has so much to offer. Boasting two living zones, a separate theatre and a fantastic alfresco entertaining area on a generous 700sqm block, this home has something for the whole family. You will appreciate close proximity to several local parks and lakes, great schools, public transport and Livingston Marketplace.

This home provides plenty of room for the family to spread out, with a front lounge in addition to a huge theatre room. Either of these spaces will work well as a dedicated teenager's retreat, or as an escape for the adults. In the kids' wing of the home, an additional play area can be utilised as an activity room or study.

The open-plan meals and living area offers versatility for harmonious family living. The kitchen is equipped with timber-look cabinetry, a built-in pantry, electric oven, gas cooktop and canopy rangehood. You will appreciate the convenient shopper's entrance allowing access directly from the double lock-up garage.

Each of the minor bedrooms has built-in robes, and will accommodate the kids as they grow. The family bathroom is complete with a bathtub, shower and single vanity with basin.

At the end of a busy week, you will love being able to sink into the corner spa in the master ensuite. This adult retreat includes twin basins, a shower and separate WC. Split system air-conditioning will keep you comfortable year-round in the spacious master bedroom, which is complete with a walk-in robe.

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|----------------------|--------------------|
| <b>Price</b>         | SOLD               |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 26726              |
| <b>Land Area</b>     | 700 m <sup>2</sup> |
| <b>Floor Area</b>    | 240 m <sup>2</sup> |

### Agent Details

Ken Yan - 0488 886 698

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Enjoy all-season entertaining beneath the soaring alfresco pergola. Host woodfire pizza nights with family and friends with ample room for outdoor furniture, and a spot for the barbeque. The kids and furry family members will love the large expanse of lawn to run around on, bordered by gorgeous established trees.

To register your interest in this spacious and versatile family home today, contact Ken Yan from Xceed Real Estate on 0488 886 698.

Features include

Four-bed, two-bath family home  
Large 700sqm block, 240sqm living space  
Front lounge, open living/meals & additional theatre room  
Steel pitched roof pergola  
Built-in dome pizza oven  
Double lock-up garage with shopper's entrance  
Established front & rear gardens  
Polished tiles throughout, carpet to bedrooms & theatre  
Laundry with benchtop space & separate WC  
Double fridge recess in kitchen  
Corner spa in master ensuite  
BIR to all bedrooms, WIR to master  
Powered shed/workshop  
Recently repainted internally  
Ducted reverse cycle air-conditioning  
Downlights throughout

Location:

130m to Central Park Avenue Reserve  
560m to Livingston Marketplace  
860m to Brooklands Plaza  
730m to Campbell Primary School  
1.2m to St Emilie's Catholic Primary School  
550m to Canning Vale College  
1.9km to Providence Christian College  
3km to Carey Baptist College  
530m to bus stops on Ranford Road

*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.*