

Sold



71 Campbell Road, Canning Vale



## Spacious Parkside Family Haven!

Just a heartbeat from Cromarty Park and Brookland Greens, this four-bedroom, two-bathroom family home offers the perfect balance of comfort, convenience and endless potential. Surrounded by serene parks and excellent schools, including St Emilie's Catholic Primary School and Campbell Primary, the locale couldn't be more ideal for families of all sizes.

Inside, find an inviting layout with laminated timber flooring and ducted evaporative air conditioning for comfort during the warmer months. Discover two internal living areas - an activity hub or formal lounge near the entrance and a family living and dining zone at the rear, giving everyone space to stretch out and enjoy.

If you're looking for a property with a separate area for study or a home business, this home has got you covered with a separate nook for homework or keeping business matters off the dining table! The practical kitchen is the hub for family dinners, school lunches, and weekend baking. A walk-in pantry, stainless steel cooking appliances and a shoppers' entrance from the double lock-up garage provide the perfect foundation for culinary adventures.

The spacious main bedroom features a private ensuite and walk-in robe, ensuring a peaceful, organised retreat for busy parents. The minor bedrooms, each equipped with built-in robes, share a family bathroom with a bathtub.

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**Price** SOLD for \$720,000  
**Property Type** Residential  
**Property ID** 29111

### Agent Details

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### Office Details

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**XCEED**   
**REAL ESTATE**

Set on a generous 705sqm block, the property boasts a sprawling rear yard, a canvas for landscaping ideas. Located within striking distance of the Warton Road shopping precinct, Livingston Marketplace, and Canning Vale College, with early learning centres nearby and bus transport just 120m from your front door, this home is a golden opportunity for growing families and savvy investors.

Secure it today by contacting Kenny Poi from Xceed Real Estate on 0481 340 343 or Graeme Correy on 0419 902 309, or email [poi@xceedre.com.au](mailto:poi@xceedre.com.au) or [graeme@xceedre.com.au](mailto:graeme@xceedre.com.au)

Features include:

- Four bedroom, 2 bathroom family home
- Spacious 181sqm internal living area
- Large 705sqm corner block in a superb parkside location
- Laminated timber flooring in living and traffic areas
- Carpets and built-in robes in the bedrooms
- Double lock-up garage with shoppers' entry
- Vertical blinds throughout
- Ducted evaporative air conditioning
- Gas bayonet in the central living area
- Huge rear yard full of potential (room for pool STCA)
- Gas storage hot water system

Location (approx. distances):

- 20m Brookland Greens
- 70m Cromarty Park
- 640m Waterperry Drive Reserve
- 320m St Emillie's Catholic Primary School
- 580m Campbell Primary School
- 780m Woolworths - Warton Road
- 1.5km Canning Vale College
- 2.6km Livingston Marketplace

*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.*