

Sold



7 Angulata Road, Canning Vale



## Spacious Family Living in Prime Canning Vale Location!

Discover the perfect family retreat at 7 Angulata Road, Canning Vale. This expansive 4-bedroom, 2-bathroom home is designed for comfortable, multi-zone living, providing ample space for every member of the family. Positioned in a quiet street and within walking distance to Excelsior Primary School, parklands, and public transport, this home is also just a quick drive to the convenience of Roe Highway.

The master bedroom serves as a peaceful retreat, featuring an ensuite and an additional space that can easily function as a private study or home office. The three other bedrooms are generously sized, each with built-in robes, offering plenty of storage for a growing family. The family bathroom is well-appointed and includes a bathtub, perfect for unwinding at the end of the day. Throughout the home, ducted air conditioning provides year-round comfort, ensuring a pleasant living environment in every season.

The open-plan living area forms the heart of this home, with a light-filled space that seamlessly connects the kitchen, dining, and family areas. The kitchen is both functional and welcoming, equipped with an electric oven, gas cooktop, and plenty of bench space, making it ideal for meal preparation and family gatherings. The home boasts multiple living zones, including a formal lounge and dining room, a dedicated front living space that can double as a home office, and a separate zone that's perfect as a kids' play area, gym, or activity space—ideal for families seeking versatility and room to grow.

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<b>Price</b>	SOLD for \$835,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30897
<b>Land Area</b>	554 m <sup>2</sup>
<b>Floor Area</b>	225 m <sup>2</sup>

### Agent Details

Ken Yan - 0488 886 698

### Office Details

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**XCEED**   
**REAL ESTATE**

Freshly updated, this home is move-in ready with brand-new carpets, professionally cleaned blinds, stylish floorboards, and a fresh coat of paint throughout. There's truly nothing left to do but bring your furniture and start living. The outdoor space is equally impressive, featuring a large backyard that offers endless possibilities—whether it's a safe play area for children, a space for entertaining, or room for a future swimming pool. Additionally, the double lock-up garage provides convenient and secure parking, as well as extra storage space.

Nestled in a family-friendly neighborhood, this property is surrounded by picturesque lakes, sports fields, and lush parklands, making it perfect for those who love outdoor activities. With schools, public transport, and easy access to major roadways nearby, 7 Angulata Road is a prime choice for families seeking both comfort and convenience in a desirable Canning Vale location.

Contact Ken Yan on 048888 6698 today to arrange a viewing and make this beautiful property yours!

Floor plan is available upon request\*\*

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