

Under Contract



7 Angulata Road, Canning Vale



Spacious Family Living in Prime Canning Vale Location!

Under Contract!

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

 4  2  2  554 m²

Price

Sold in 7 Days By Ken Yan Team

Property Type

Residential

Property ID

30897

Land Area 554 m²

Floor Area 225 m²

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

XCEED 
REAL ESTATE

activity space—ideal for families seeking versatility and room to grow.

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**

DISCLAIMER: The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or agent and are expressly excluded from any contract. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. The owners reserve the right to sell the property prior to the closing date.

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.