



8 Engleswood Arc, Canning Vale



SERENE LIVING IN THE "AVENUE ESTATE"

Nestled in the sought-after Avenue Estate, this home is a short walk from Central Park Avenue and Baychester Circle Reserves, blending the serenity of nature with the vibrancy of urban living.

Built in 1996 on a generous 615 sqm block, this home features 4 bedrooms plus a study/5th bedroom and 2 bathrooms, boasting a combination of spaciousness and comfort, this home is designed to impress.

FEATURES INCLUDE:

The impressive master suite is a serene sanctuary, complete with a generous walk-in robe offering ample storage space. The stylish ensuite is designed for relaxation, featuring an oversized shower and modern finishes, along with a separate toilet for added convenience and privacy. This private retreat offers both comfort and functionality, making it the perfect space to unwind.

The front study/5th bedroom is also perfect for a home office, offers a quiet and productive space ideal for working from home or as a private study area bathed in natural light.

The home also features three additional generously sized bedrooms, each with built-in robes.

The second bathroom is beautifully appointed with stylish fixtures and fittings, featuring a shower, vanity and a relaxing bathtub.

 5  2  2  615 m²

Price Offers From \$1,050,000

Property Type Residential

Property ID 348

Land Area 615 m²

AGENT DETAILS

Kirsty Styles - 0438 188 011

OFFICE DETAILS

Bricks & Mortar Real Estate Solutions
15-16/64-66 Bannister Rd Canning Vale WA 6155 Australia
08 6140 6619

At the heart of the home lies an expansive, light-filled open-plan kitchen, dining and living area and have views onto the alfresco area, rear lawns and gardens. Sliding doors seamlessly connect the interior to the outdoor entertaining area, Ideal for outdoor dining or unwinding.

The spacious kitchen is equipped with gas hotplates, a convenient pantry and a dishwasher, making it perfect for family meals and gatherings.

The front formal dining and lounge rooms are both generously sized, offering ample space for entertaining or relaxing in style.

The home is equipped with a ducted evaporative cooling system throughout.

The double garage offers secure, convenient parking with the added benefit of internal rear access into the home, enhancing both safety and ease.

The private rear entertaining area overlooks the spacious backyard, providing a peaceful retreat for outdoor enjoyment, a small garden shed offers convenient storage for tools and equipment.

Located just around the corner from the beautiful Central Park, the heart of the Avenue Estate, this home is walking distance one of the area's most peaceful and picturesque parks.

This prime location is just moments from Livingston Shops, Canning Vale College, Campbell Primary School, public transport and a wide range of local shops, cafes, and restaurants, ensuring everything you need is right at your doorstep.

This stunning home offers the perfect blend of living space and lifestyle, providing comfort, convenience and a sense of joy in everyday life. Don't miss out on the opportunity to make it yours!

Water Rates (2 monthly) - \$230 approx

Council Rates (yearly) - \$2385 approx

The property is currently tenanted to tenants on a fixed term tenancy to July 2025 for a weekly rent of \$775.00 per week.

Please contact Kirsty to arrange your own private viewing of this property - 0438 188 011/kirsty@bricksmortar.net.au

ARE YOU AN INVESTOR:

Current market rent is \$835.00 - \$875.00 per week.

Expert Property Management by Kirsty Styles:

With **19 years of hands-on experience**, **Kirsty Styles** is not only a **Licensed REIWA Accredited Property Manager** but also the trusted Property Manager of this property for the current owners. As part of **Bricks & Mortar Real Estate Solutions**, Kirsty offers **comprehensive, end-to-end Property Management services**, ensuring that every aspect of your investment is handled with care and expertise. Unlike many others, there's **no outsourcing** – all services are kept **in-house** for seamless communication and a **single point of contact** for your convenience.

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