

6 Arrowgrass Road, Canning Vale, WA 6155

vivian's

House For Sale

Wednesday, 10 April 2024

6 Arrowgrass Road, Canning Vale, WA 6155

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 714 m2

Type: House



Gillian Hussein
0415858016

All Offers Considered

Introducing an exquisite, Georgian style, 2-storey mansion by Artique Homes, situated on millionaires' row in one of the finest streets in the exclusive Livingston Park Estate. This stately home overlooks the expansive Waratah School oval, parkland area and Canning Vale recreation center. This grand residence boasts 5 extra spacious bedrooms, 2 bathrooms plus a powder room, and a host of lavish features designed to elevate your lifestyle. Artique Homes are one of the finest custom builders in Western Australia and are renowned for their dedication to detail and personal attention - and this home is an exquisite example of this. Upon entry through the secure gated front, you're greeted by a welcoming porch area and stately foyer leading into expansive living spaces, adorned with high ceilings, creating an aura of openness and sophistication. The formal lounge and dining areas are sure to impress, with fabulous, recessed ceilings, a feature gas fireplace and a gorgeous mantelpiece which makes it perfect for hosting gatherings in style. The kitchen is a culinary haven, featuring a modern design and recessed ceilings, granite benchtops, ample overhead cupboards, and utility cupboard for all those necessary appliances, complemented by top-of-the-line appliances such as the Fisher and Paykel drawer dishwasher, Chef 6 burner gas hotplate and built-in wall oven with separate grill, all designed for effortless entertaining and gourmet cooking. Entertainment reaches new heights in the private home theatre room, providing the perfect setting for movie nights and leisurely escapes as would be expected from a residence of this caliber. It comes complete with heavy drapes to enhance the necessary acoustics for your favorite Friday night movie and there is a very convenient powder room just outside the door. Stunning timber floors entice you into the expansive open-plan living and meals area that overlooks the most beautiful, manicured gardens and super high, timber-lined, alfresco area which will accommodate the largest of family parties. Craftmanship at its finest! Moving to the upper level of this family home, you can retreat to the master suite, where luxury awaits with a lavish ensuite complete with a jacuzzi, cedar bifold shutters, and an enormous walk-in wardrobe providing ample storage space. This is truly a seven-star experience. Each of the other generously sized bedrooms accommodate queen-sized beds and offer adequate robes for added convenience. Step onto the balcony of the second front bedroom, to enjoy tranquil views and moments of relaxation, perhaps over a chilled wine or coffee. Outside, the bore reticulated manicured gardens envelop the property, creating a serene oasis for outdoor enjoyment. Security is paramount with gated, front entry and side access, offering peace of mind and convenience for storing a boat, caravan, or trailer, the allure of this magnificent home remains undeniable. Experience the epitome of luxury living with this impeccable residence by Artique Homes, where every detail is crafted to perfection for a life of unparalleled elegance and comfort. What we love about this home: • Ducted reverse cycle air conditioning and heating • Stunning timber flooring and tiling throughout • Extra-large balcony overlooking parklands. • 714sqm block • Alarm system • Extra parking and side access • Bore reticulated What we love about this location: • 300m (approx.) to Canning Vale Primary School • 960m (approx.) to Livingston shopping Centre • 80m (approx.) to the Closest bus • 500m (approx.) to Day Care Centre • 500m (approx.) to Medical Centre • 500m (approx.) to Coffee shop • 500m (approx.) to Restaurants • 1.8km (approx.) to Office works • 1.5km (approx.) to Dan Murphy's • 1.9km (approx.) to IGAGillian Hussein, living and selling real estate locally in Canning Vale, resident for over 28 years. Call Gillian Hussein on 0415 858 016 or email at gillian@viviansrealestate.com.au to arrange your viewing now!