

8 Arrowgrass Road, Canning Vale, WA 6155

vivian's

Sold House

Friday, 23 February 2024

8 Arrowgrass Road, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 714 m2

Type: House



Gillian Hussein
0415858016

\$1,650,000

This home is now SOLD and pending settlement. Phone me, as I have more executive homes available for sale in this exclusive pocket of Livingston Park For Sale by Open Offers, closing Monday 4th March at 11am - (The seller reserves the right to sell prior to). This enormous Beaumonde Built home was built in 2011 on a very generous sized 714sqm block facing east towards the Waratah Primary School oval, cricket nets and recreation center. The ground floor comprises of 361sqm plus the first level is a further 135sqm in size giving you a super generous size home, close to 500sqm in living space. This home will delight and satisfy the most discerning buyer with its layout, size, classy fixtures and fittings and its fantastic location in the exclusive Livingston Park Estate. This four-bedroom, 3 bathrooms plus powder room home also has a gym (or can be used as a nursery / fifth bedroom), study, huge first floor retreat, home theatre room, plus a massive games room which has its own designated ensuite bathroom. This home has something for everyone. There is also a very large triple garage with rear access and plenty of extra parking. The kitchen will tick the boxes of the fussiest of chefs, with its spacious and stylish stone bench tops, Smeg induction cooktop with wok burner, Bosch under bench oven and a double drawer Fisher and Paykel dishwasher. Tucked away behind your kitchen is a large laundry room with a very generous sized walk-in linen cupboard. The upstairs master bedroom has a recessed ceiling that highlights how expansive the main suite is. This beautiful zone holds a full king size bedroom suite and overlooks the designer ensuite bathroom. Absolutely Stunning! Soak away your troubles in your extra deep jacuzzi or jump into your double shower - this is a bathroom you'll want to show off to all your friends! Every inch of this home has been skillfully designed and decorated on a large scale. The walk-in robes, the main bathroom, the pantry, the master suite dressing room, even the under stairs storage is spacious - everything makes your heart sing... Big, Beautiful and Bold! The home theatre room is something to behold with its twinkling recessed ceiling lighting and the games room is big enough for all your friends to gather around the largest of pool tables. Cruise on out from your super-sized games room straight into your sparkling pool complete with stylish glass fencing and low maintenance garden beds. Pull up a comfy lounge chair on your large outdoor deck that overlooks an artificial lawn area which allows you to reclaim your weekends and sit back and relax. As incredible as the online photos look, this home must be seen in person to appreciate the space, style, practicalities and beautiful feel this home has to offer. The current owners have put every ounce of love possible into this incredible home and now their labour of love is your opportunity to own something truly special. What we love about this home: • Stunning Blackbutt timber flooring and tiling throughout • Extra wide triple aggregate driveway • 3.8 Kw Solar power • Reticulated • Ducted Reverse Cycle Air Conditioning • First floor laundry chute • Extra-large balcony overlooking parklands. What we love about this location: • 300 meters to Canning Vale Primary School, • 960 meters to Livingston shopping Centre, • 80 meters to the Closest bus • 500 meters to Day Care Centre, • 500 meters to Medical Centre, • 500 meters to Coffee shop • 500 meters to Restaurants • 1.8 Km to Office works, • 1.5 to Dan Murphy's • 1.9 km to IGA Gillian Hussein, living and selling real estate locally in Canning Vale, Resident for over 28 years. Email or call Gillian Hussein on 0415 858 016 or gillian@viviansrealestate.com.au to arrange your viewing now!