



10 Botanical Place, Canning Vale

New Light-filled luxury: A modern home designed for ease of living




ACCOMODATION

Nestled in a peaceful cul-de-sac, this modern family home combines stylish design, comfort, and effortless living-a haven for those who appreciate space, light, and convenience.

Step inside to a bright, open-plan layout where the living, dining, and kitchen blend seamlessly. The stunning kitchen is a chef's delight, featuring expansive stone benchtops, BOSCH stainless steel appliances, pendant lighting, and abundant storage. Flooded with natural light from a skylight, the living area spills out to a private undercover alfresco and courtyard-perfect for morning coffees or evening entertaining.

The spacious master bedroom, tucked away for privacy, includes a walk-in robe and sleek ensuite, while two additional well-proportioned bedrooms (one with a built-in robe) cater to family or guests.

Low maintenance yet high on charm, this home is ready to welcome you home! Don't wait-opportunities like this are rare in such a sought-

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FOR SALE

SOLD | By Kim Liew

AGENTS

Kim Liew

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AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

after location.

FEATURES AND BENEFITS

Light Filled, Spacious Living

- " High ceilings & open-plan layout —airy and expansive feel
- " Skylight in living area —floods the home with natural light and warmth
- " Porcelain tiles (hallway, kitchen, living) —durable, easy to clean, and stylish underfoot
- " Pendant lighting in dining area —modern elegance

Gourmet Kitchen & Premium Finishes

- " Bosch stainless steel appliances —4-burner gas cooktop, oven & range hood for effortless cooking
- " Stone benchtops + two tone Tasmanian Oak/White cabinetry — Sleek, timeless, and abundant storage
- " Tiled splashback —combines practicality with a stylish look
- Luxury gunmetal tapware —featured in the kitchen, bathrooms and laundry

Comfort & Convenience

- " Mitsubishi ducted reverse-cycle AC —year round comfort in every room
- " Rinnai instantaneous hot water —endless hot water, lower energy bills
- " Separate laundry with sliding door
- " Plush carpets in bedrooms —soft underfoot for added comfort

Outdoor & Garage

- Low-maintenance courtyard —secure, private, and easy to care for
- " Double garage —secure parking + bonus storage space

Premium Green Title Ownership

- " 236sqm block | 174sqm living —generous proportions for indoor/outdoor living

RATES

- Council Rates \$1,189.00 FY24/25
- Water Rates \$970.34 FY24/25

LOCATION HIGHLIGHTS

Tranquil & Connected

Enjoy the best of suburban serenity with quick city access. This home is moments from leafy nature reserves and parks, including the Auckland Parade Playground and Reserve (just a short walk away). The Kwinana Freeway provides seamless connectivity, placing Perth CBD just 24km (approx. 30 mins) by car.

Convenience at Your Doorstep

- Shopping: Livingstone Shopping Centre, The Vale Shopping Centre, Forest Lakes Shopping Centre, and Stockland Harrisdale
- Everyday essentials: IGA Canning Vale
- School Zones: Campbell Primary School and Canning Vale College

Easy Public Transport

The new Nicholson Road Station (~5 min drive) and Ranford Road Station (~8 min drive) make commuting a breeze.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "10 Botanical Place" to 0430 015 796 for your digital brochure.

MORE DETAILS

Property ID 5G6NFFB
Property Type House
House Size 174 m2
Land Area 236 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Courtyard
Built-in-Robes
Fully Fenced
Remote Garage
Carpeted
Close to Schools
Close to Shops
Close to Transport

Kim Liew 0430 015 796

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