







27 Kingsland Loop, Canning Vale

The Ultimate Family Upgrade — Spacious Living, Entertainer's Dream & Approx. 600sqm in The Avenues

Welcome to 27 Kingsland Loop, Canning Vale, a spacious and beautifully presented 4-bedroom, 2-bathroom family home set on an impressive approximately 600sqm block in the tightly held and highly desirable The Avenues estate.

Designed for families who are ready to upgrade, this move-in-ready home combines generous living spaces, exceptional functionality and a low-maintenance lifestyle in a fantastic location.

From the moment you arrive, the beautifully landscaped front garden and feature wall create a warm and welcoming first impression. Inside, a grand entrance with recessed ceiling and flowing solid bamboo flooring immediately gives the home a sense of space and quality.

The spacious master bedroom easily accommodates a king-sized bed and features a brand-new split-system air conditioner. The luxurious

4 2 2

FOR SALE
Please Call

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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ensuite includes a spa bath, oversized shower with double shower heads and separate toilet. Three additional generous bedrooms all feature built-in robes, ceiling fans and split-system air conditioning, with the home recently freshly painted throughout.

At the heart of the home is the expansive open-plan kitchen, dining and living area, filled with natural light and designed perfectly for family life and entertaining.

The kitchen is a standout, offering an abundance of preparation and storage space, including an oversized island bench that doubles as a breakfast counter and entertaining hub. Features include a 900mm gas cooktop and oven, glass rangehood, fully covered splashback, Bosch dishwasher, double sink, generous pantry and cabinetry, roll-up storage, plumbed fridge recess and wine shelf.

The adjoining dining area comfortably accommodates a large 10-seater dining table, while the spacious living area provides plenty of room for a large sofa and TV, creating the perfect place for the family to relax together.

Adding even more versatility are the separate study and entertainment room. Whether you need a home office, hobby room, theatre, children's retreat or additional accommodation for extended family, these spaces can easily adapt to your family's changing needs.

The practical laundry includes a large linen cupboard and built-in ironing board, adding further convenience.

Step outside and you'll discover a beautifully designed fully decked alfresco area, complete with solid timber finishes and lighting — the ideal setting for family gatherings, weekend barbecues and entertaining friends.

The low-maintenance gardens feature artificial turf to the front and rear, complemented by landscaped garden beds, giving you an attractive outdoor space without the ongoing upkeep.

Additional features include solar panels, security alarm and intercom, providing both energy savings and peace of mind.

Family-Friendly Location:
Positioned in one of Canning Vale's highly sought-after pockets, you'll enjoy easy access to an abundance of amenities:

· Less than 1km to Livingston Shopping Centre
· Short walking distance to Canning Vale College and Campbell Primary School
· Approximately 2km to St Emilie's Catholic Primary School
· Walking distance to Central Park Avenue Reserve
· Approximately 2km to Gosnells Golf Club
· Surrounded by excellent cafes and dining options
· Convenient access to Nicholson Road, Warton Road and Ranford Road
· Short drive to Ranford Road Train Station on the Thornlie–Cockburn line

With its generous proportions, multiple living spaces, fantastic entertaining area and outstanding family-friendly location, 27 Kingsland Loop is an opportunity to secure the spacious family upgrade you've been waiting for.

Contact Morgan Ramasamy on 0450 008 638 or morgan.ramasamy@ljhooker.com.au to arrange your private inspection or make an offer.

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DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	2ZZJ00
Property Type	House
Land Area	600 m2

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