



36 Barraberry Retreat, Canning Vale

Space, Comfort & Convenience

Perfectly positioned in a quiet cul-de-sac and set on an approx. 563sqm block, this well-presented family home offers a practical layout, generous living areas and great outdoor features, all in a convenient location close to schools, shops, parks and public transport.

The home includes four bedrooms, with the main bedroom featuring an ensuite and walk-in robe, while the minor bedrooms include built-in robes. There is also a separate study, ideal for working from home or giving the family an extra quiet space.

At the front of the home, the separate lounge and dining area creates a welcoming space to relax or entertain, complete with a beautiful limestone feature wall. The kitchen overlooks the family room and meals area, creating a central hub for everyday living, and includes a built-in pantry, gas stove and dishwasher.

For year-round comfort, the home is fitted with reverse cycle air conditioning, while security screens to the front windows and doors provide added peace of mind. Solar panels are also included, helping with energy efficiency and everyday running costs.

Outside, the property offers a patio area for entertaining, a double

4  2  2 

FOR SALE

From \$1,100,000

VIEW

Sun 14th Jun @ 1:15PM - 1:45PM

AGENTS

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Interested parties must rely solely on their own enquiries.



carport, reticulation, fruit trees, a shed and a separate workshed/studio, giving you excellent flexibility for storage, hobbies or creative use.

With a spacious floor plan, useful extras and a peaceful cul-de-sac setting, this is a fantastic opportunity for buyers seeking comfort, convenience and lifestyle in one complete package.

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MORE DETAILS

Property ID	9TQHA2
Property Type	House
Land Area	563 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

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