



## Canning Vale, 4 Newhaven Place

Family home located in the Estate of Caladenia Grove -  
NEW PRICE!

Introducing an exceptional opportunity to acquire an exquisite residence at 4 Newhaven Place, Canning Vale. Nestled in a tranquil neighbourhood, this elegantly designed family home embodies modern living with timeless charm.

This stunning property boasts four spacious bedrooms, including a master suite with an en-suite bathroom and built-in wardrobe. The open-plan living area, adorned with large windows, invites natural light, creating a warm and welcoming atmosphere. The gourmet kitchen is equipped with high-quality appliances, ample storage, and a sizeable island granite bench tops, perfect for culinary enthusiasts.

Step outside to discover an expansive alfresco area, ideal for entertaining guests or enjoying peaceful evenings with family. The meticulously landscaped gardens provide a serene oasis, complete with lush greenery and ample space for children to play.

4 2 2

### For Sale

Offers in the high \$800,000's

### View

[ljhooker.com.au/1339HVX](http://ljhooker.com.au/1339HVX)

### Contact

**Daniel Lewis**

0422 293 871

[dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)



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

**LJ Hooker Applecross**  
08 6268 0130

Located conveniently close to schools, parks, and shopping amenities, this residence offers both comfort and practicality. With easy access to public transport and major roadways, commuting to Perth's CBD is effortless.

Property features;

- \* Dining room
- \* Large kitchen
- \* BIR's in all the bedrooms
- \* Granite bench tops in the kitchen
- \* Smeg Dishwasher
- \* Outdoor living space
- \* Powered shed
- \* Low maintenance gardens
- \* Ducted evaporative air conditioning
- \* Reticulated gardens

Location features;

- \* Only 23 minutes to Perth CBD
- \* Train station only a stones throw away
- \* You can walk to Fairfield Park
- \* Lies within the catchment for Canning Vale Primary and Canning Vale College

Don't miss the chance to make 4 Newhaven Place your forever home. Schedule a viewing today and experience firsthand the elegance and comfort this property has to offer.

For an inspection please call Dan on 0422 293 871 or email  
[dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

Curious about your property's value? Ask Dan for a complimentary market update.

Important• Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.



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## More About this Property

|               |                        |
|---------------|------------------------|
| Property ID   | 1339HVX                |
| Property Type | House                  |
| House Size    | 120 m <sup>2</sup>     |
| Land Area     | 543 m <sup>2</sup>     |
| Including     | Ensuite<br>Toilets (2) |

### Daniel Lewis 0422 293 871

Director, Licensee and Auctioneer | [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

### LJ Hooker Applecross 08 6268 0130

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