






78 Shreeve Road, Canning Vale

Stunning Family Home Opposite Excelsior Primary

If you have been searching for the perfect family home in a location that simply can't be beaten, your search ends here. Set on approximately 487sqm, this beautifully presented four bedroom, two bathroom residence has been lovingly maintained by the same family since new.

With its immaculate street presence and low maintenance gardens front and rear both finished with lush synthetic lawns this home is as practical as it is appealing. School drop off will be a breeze, with the sought after Excelsior Primary School directly across the road and Canning Vale College only minutes away.

Step inside through the double door entrance and you're welcomed by stylish tiled flooring that flows through the walkways and main living areas. To the left, a massive theatre room complete with a split system air conditioner offering the perfect place to host family movie nights or entertain guests in comfort. To the right, you'll find the shoppers' entrance from the large double garage, leading on to a spacious home office, big enough to accommodate two or three workstations.

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FOR SALE
From \$979,000

AGENTS

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AGENCY

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 **LJ Hooker**

The office is conveniently positioned opposite the generous master suite, which boasts a ceiling fan, split system air conditioning, a large walk-in robe, and direct access to a well appointed ensuite. Here, a huge double vanity, glass panelled shower, and separate WC create a space that feels both luxurious and practical.

At the heart of the home, the expansive open plan living and dining area is flooded with natural light and kept comfortable year-round by a large split system air conditioner. Overlooking this space is the impressive kitchen, fitted with stone look benchtops, ample cupboard space, a 900mm stainless steel oven with matching gas cooktop, a dishwasher, and a large walk in pantry perfect for the family's resident chef.

Three generously sized minor bedrooms are tucked away at the rear of the home, each featuring built-in robes, ceiling fans, and enough room for a queen-sized bed and furniture. They share easy access to the main bathroom, complete with a large vanity, separate bath, and glass panelled shower.

Outside, the low maintenance theme continues with mains-water irrigation for the gardens. A spacious alfresco area fitted with all-weather blinds allows for year round entertaining, while a heated spa behind glass fencing offers the ultimate spot to relax in any season.

With ducted evaporative air conditioning, WiFi enabled security cameras, solar panels and a location that's second to none, this home is ready for its next chapter. Immaculate from front to back, it's sure to impress even the fussiest of buyers.

For more information or to arrange an inspection, contact Brian on 0438 333 341.

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MORE DETAILS

Property ID	938HA2
Property Type	House
Land Area	487 m2
Including	Ensuite Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Close to Schools Spa

Brian Scott 0438 333 341

Sales Representative | brian.scott@ljhooker.com.au

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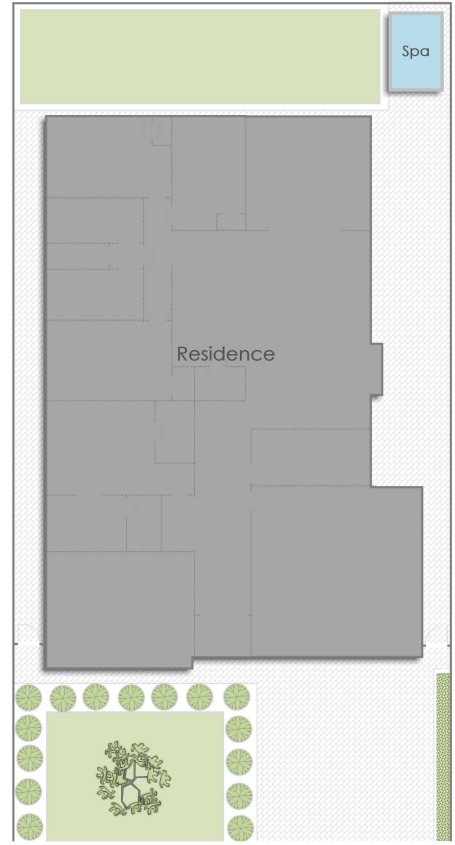
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Measurements are approximate, Representation Only
Please check dimensions on site.

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