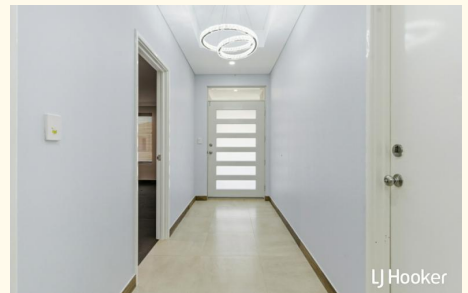




LJ Hooker



LJ Hooker



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86 Waterfoot Loop, Canning Vale

Modern Comfort, Spacious Living & A Peaceful Location




Sajad Ahmadyar and Amir Ahmadyar are proud to present this lovely property in the heart of Canning Vale.

Discover relaxed family living in this beautifully maintained home, set on a quiet street just off Nicholson Road. Positioned on approx. 535sqm block.

Inside, an extra-wide entrance sets the tone for the home's generous layout. The primary bedroom features a walk-in robe and private ensuite, plus an adjoining room ideal as a parents' retreat, nursery or home office. A large theatre room with double pocket doors provides the perfect space for movie nights or extra privacy.

The central hub of the home is the open-plan living, dining and kitchen area with high 34c ceilings and seamless access to the alfresco - perfect for entertaining. The kitchen includes stone benchtops, soft-close drawers, a 5-burner gas cooktop, walk-in pantry and sleek glass splashback, making it ideal for everyday cooking or hosting guests.

Four additional queen-sized bedrooms offer plenty of natural light and built-in robes, providing comfortable accommodation for children,

4  2  2 

FOR SALE
From \$1,129,000

AGENTS

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 **LJ Hooker**

family or visitors. The fully secure, low-maintenance backyard is perfect for kids and pets, while the extra-wide double garage includes added storage and convenient side access.

Enhanced with solar panels and ducted reverse-cycle air-conditioning, this home delivers comfort and efficiency all year round.

Located just minutes from Livingston shopping centre and offering easy access to Roe and Tonkin Highways, this property combines calm suburban living with unbeatable convenience.

Property Features:

- 4 Bedrooms.
- 2 Bathrooms.
- Double garage.
- Extra-wide entrance foyer
- Primary bedroom with walk-in robe, ensuite and adjoining retreat/nursery/office
- Large theatre room with double pocket doors
- Open-plan living, dining and kitchen with high ceilings
- Secure, low-maintenance backyard
- Extra-wide double garage with additional storage and side access
- Solar panels & ducted reverse-cycle air-conditioning
- Close to Livingston shopping centre, parks and major highways
- A beautifully presented home offering space, comfort and convenience - perfect for families or anyone seeking quality living in Canning Vale.

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MORE DETAILS

Property ID	9CBHA2
Property Type	House
Land Area	535 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Close to Shops

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