



99B Gateway Boulevard, Canning Vale

## Simple, Stylish Living

Sajad Ahmadyar and Amir Ahmadyar are excited to present this family home to the market. Perfectly positioned in the heart of Canning Vale. Ideal for first home buyers, investors or downsizers, this property offers both comfort and style with excellent potential.

From the moment you arrive, this home offers a warm and inviting feel. Step inside and you'll find a well-designed layout, comfort, and practicality. The home features three well-sized bedrooms, including a comfortable master bedroom with its own private ensuite, creating the perfect retreat at the end of the day.

The heart of the home is the open-plan living and dining area that flows seamlessly into the kitchen, providing a great space for both everyday living and entertaining guests. The kitchen is thoughtfully designed with ample bench space and storage, allowing you to cook and interact with family and friends at the same time.

With approximately 180sqm of land, this property is ideal for buyers who want the benefits of home ownership without the stress of high maintenance. The easy-care design means more time enjoying your home and less time on upkeep.

Outside, the property continues to impress with a neat and practical

3 2 1

**FOR SALE**  
From \$729,000

### AGENTS

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### AGENCY

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



outdoor space that is perfect for relaxing, or simply enjoying the fresh air. The single garage provides secure parking while also offering additional storage convenience.

Located in a highly desirable pocket, this home is close to local schools, shopping centres, parks, and public transport, making everyday living easy and convenient. Whether you're looking to move in, invest, or start your property journey, this home presents an excellent opportunity.

#### Key Features:

- 3 spacious bedrooms
  - 2 bathrooms including private ensuite
  - Single secure garage
  - Approx. 180sqm land size
  - Open-plan living and dining area
  - maintenance lifestyle
- Perfect for first home buyers, downsizers, or investors
- Convenient location close to schools, shops, parks and transport

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#### MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 9KEHA2             |
| Property Type | House              |
| Land Area     | 180 m2             |
| Including     | Ensuite            |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport |

#### Sajad Ahmadyar 0405 602 210

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