

10B Amalfi Way, Canning Vale, WA 6155

Sold - 19/12/2025

House 4  2  2 



## Easy-care family home in the sought-after Campbell Primary S

Freshly painted and beautifully presented, this modern 4-bedroom, 2-bathroom home offers effortless living in one of Canning Vale's most desirable locations. Built in 2010 on easy-care 283 m<sup>2</sup> survey-strata block, effectively a "green-title feel" with no strata/Body Corporate fees.

**Open for Inspection**

By Appointment.

It's the perfect choice for first home buyers, downsizers, and investors alike simply move in and enjoy.

### Property Highlights:

- Famous Campbell Primary School Zone, a key feature for families.
- Freshly painted throughout, nothing to spend, just move straight in.
- Spacious 4 bedrooms, 2 bathrooms, and automatic double garage.
- Modern kitchen overlooking the open-plan living and dining area.
- Easy-care outdoor area, ideal for low-maintenance living.
- Survey-Strata block, no strata fees, self-managed, just like Green Title.
- Estimated rental return: \$790–\$830 per week, excellent investment opportunity.
- Built in 2010, well maintained and ready to enjoy.

### Location Benefits:

- Within Campbell Primary School catchment and close to Canning Vale College.

### Listed By

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