

86 Waterfoot Loop, Canning Vale, WA 6155

Expressions of Interest

House 4 2 2



## 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.

### Open for Inspection

Sat, 13 Dec 2025 - 11:00 AM to 11:30 AM  
Sun, 14 Dec 2025 - 11:00 AM to 11:30 AM

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, 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

### Listed By

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Listing Number: 3513855