

9 Atkinson Way, Canning Vale, WA 6155

Sold - 18/04/2024

House 4  2  4 



## Nestled in the most Desired Caladenia Primary School Zone!

Located within walking distance to sought-after Caladenia Primary School zone, this magnificent family home offers the perfect setting for your children's education journey. With renowned educational facilities just moments away, you can rest assured knowing that your family's academic needs are well-catered for. Enjoy the convenience and peace of mind that comes with living in a prestigious primary school zone.

**Open for Inspection**

By Appointment.

Experience the Ultimate in Comfort and Convenience:

Built by Renowned Builder Ross North in 2009

Spacious 4 Bedrooms, 2 Bathrooms

Decent size block 413sqm

Separate Theatre Room for Relaxation

Automatic Double Car Garage with Room for 3 Cars

Recently Added Large Patio for Outdoor Gatherings

Enjoy Evenings Next to the Park with Uninterrupted Views

Fully Fenced with Limestone Block and Metal Bars for Security, offering views, fresh air, and security all at the same time

LED Downlights Throughout for Modern Ambiance

Evaporative Air Conditioning for Year-Round Comfort

Walking Distance to Caladenia Primary School Zone

Close to Shops, Restaurants, Upcoming Train Station, and Much More!

Don't Let This Gem Slip Away - Call Now for More Information at 0424 194 509.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

### Listed By

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