

7 Hodgkinson Turn, Canning Vale, WA 6155

Sold - 12/02/2024

House 4 2 2



## Magnificent Family Home in Caladenia Primary School Zone

Welcome to your dream family home located in the renowned Caladenia Primary School Zone. Built in 2009 on a generous 425sqm block, this residence offers the perfect blend of comfort, style, and practicality. With ample space for the whole family, this low-maintenance gem awaits you.

**Open for Inspection**

By Appointment.

### Key Features:

- Bedrooms: 4 spacious bedrooms
- Bathrooms: Master bedroom features an ensuite, while the other bathroom serves as a common space for guests and kids
- Garage: Automatic double car garage
- Kitchen: Provision for dishwasher and equipped for gas cooking
- Living Space: Open plan kitchen/family/dining area
- Entertainment: Separate theatre room for relaxation
- Workspace: Dedicated study/home office for remote work
- Outdoors: Fully paved backyard with an inviting alfresco area
- Gardens: Easy-care landscaping for hassle-free maintenance
- Lighting: LED downlights throughout for a warm and welcoming ambience

### Additional Details:

- Currently tenanted until 1st October 2024, at \$500 per week.
- Rental income set to increase to \$550 per week on 5th May 2024.
- Prime location with upcoming train station, enhancing property value.

### Why Choose This Home:

This rare gem offers the perfect combination of a family-friendly layout, low maintenance, and an unbeatable location within the prestigious Caladenia Primary School Zone. The upcoming train station adds an extra layer of convenience, making this property an excellent investment opportunity.

### Act Now:

Opportunities like this don't come around often. Don't miss your chance to own this exceptional family home. Call now for more information and to schedule a viewing. Call me now at 0424 104 500. Your dream home awaits!

### Listed By

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