







## DON'T MISS OUT!! GREAT LOCATION!!

UNDER OFFER BY SHAUN & HARJIT BENWATH!

Fixed date sale!! Must be SOLD on or BEFORE 1/8/2021 (if you are interested, offers will be presented to the owner as soon as they are written up).

The first home open will be 18/7/21 @ 12:30-1 pm.

Welcome to this fantastic opportunity to snag yourself a beautiful property in Ranford, arguably one of the best locations in Canning Vale. This home has 3 bedrooms, 2 bathrooms, and a theatre room with a cosy open plan living, dining, and kitchen area.

As you walk through this home you will be impressed with the neutral colour scheme and neat decor throughout, the patio & backyard is easy care and very relaxing, perfect after a long day at work or for entertaining guests.

All bedrooms have built-in robes and are a great size, the master ensuite is modern with wooden countertops and a classy colour scheme. The main living areas of the home are tiled but all bedrooms and theatre room is carpeted.



Price SOLD for \$520,000

Property Type Residential

Property ID 239
Land Area 427 m2

## **Agent Details**

Shaun Benwath - 0481084501 Harjit Benwath - 0407987350

## Office Details

Beyond Real Estate
SHOP 7 Cnr Ranford Road and
Campbell Road Canning Vale, WA,
6155 Australia
08 9456 1000



You have to see this home to understand why it makes the perfect investment or lockup and leave opportunity with NO STRATA!

## Other features:

-Build year: 2004

-Living area: 164m2 excluding the patio & garage

-Block size: 427m2

-Solar panels x6

-Garden shed

-Ducted air conditioning

-Split system airconditioning

-1Km to Livingston Marketplace

-1.8Km to Ranford primary

-1.7Km to Canning Vale College

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.