



9 Grafton Court CANNING VALE WA 6155

 4  2  2

\$450

Date available: Now

[Book Inspection](#)

4 Bedrooms 2 Bathrooms with LARGE shed Sorry NO pets

Set on a big 646m2 block in sort after Canning Vale. With an abundance of living spaces this wonderful home offers spacious family living and year round luxury with heaps of bonus extras. SORRY NO PETS

HIGHLIGHTS:

4 Bedroom, 2 Bathroom, Study, Family, Games, Formal Lounge and Dining

Expansive open plan living and dining centred around a

Large kitchen featuring breakfast bar seating, upgraded stainless steel appliances including BEKO oven with 5 burner BEKO gas cooktop, walk-in pantry with pull out drawers

Games room opens out to the rear alfresco

Formal lounge and Formal dining rooms

Central Home theatre/family for cosy movie nights

Impressive master bedroom featuring fully fitted walk-in robe

RENOVATED luxury ensuite with corner spa bath and full height tiling

3 BIG rear bedrooms with a private hallway, all featuring built-in robes

Well located laundry with linen cupboard

Quality second bathroom with private toilet

Large 3m x 7m Powered WORKSHOP to the rear

EXTRAS YOU'LL LOVE:

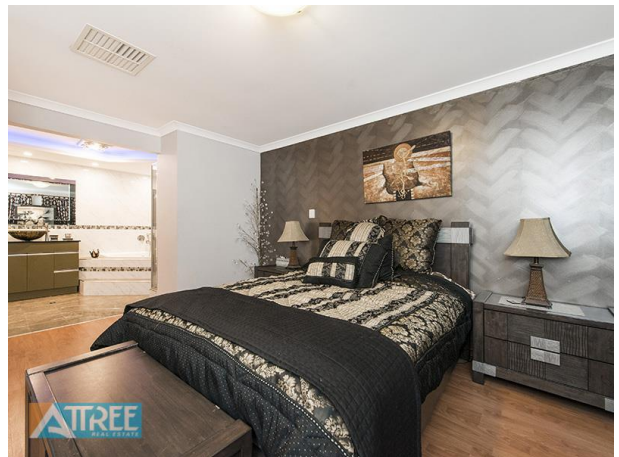
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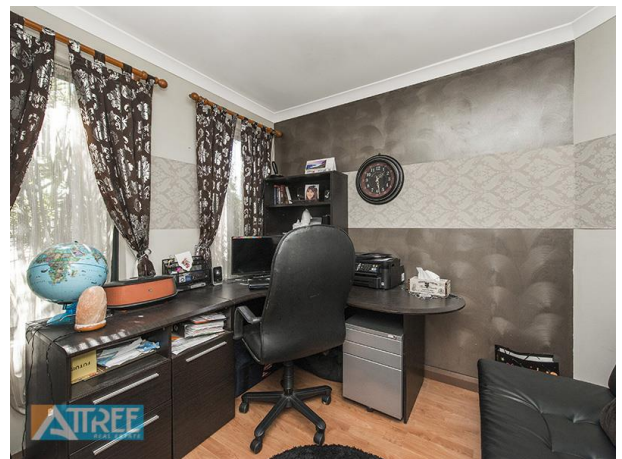
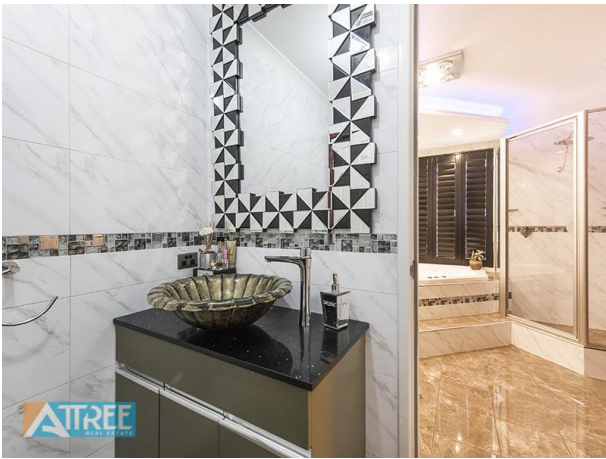
Fully Ducted Breezair air conditioning
Backyard workshop for easy storage
3.2kw SOLAR panels for low power bills
Arlec Security alarm system
Fully reticulated gardens
Fruit tree lined back yard
Quality fittings and fixtures throughout

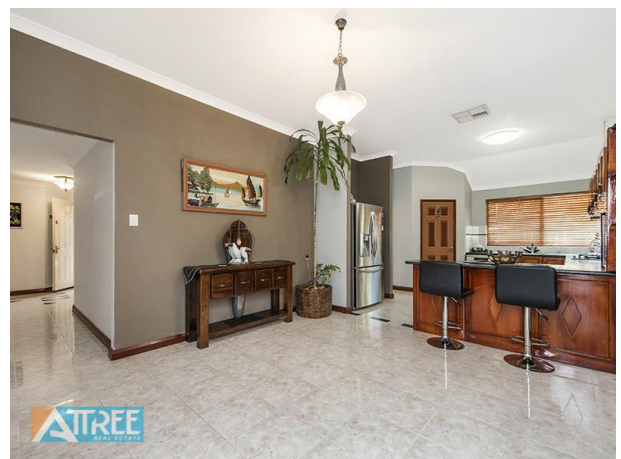
PREMIER LOCATION:

Sought-after Canning Vale Location
Less than 200 meters to Bridgeway Lake Parklands with manicured parks, playgrounds and LAKE reserves
Walk to public TRANSPORT
Canning Vale soon to get its own TRAIN STATION less than 1.6km's away
16 km's to Perth CBD/ Perth Airport

Gallery

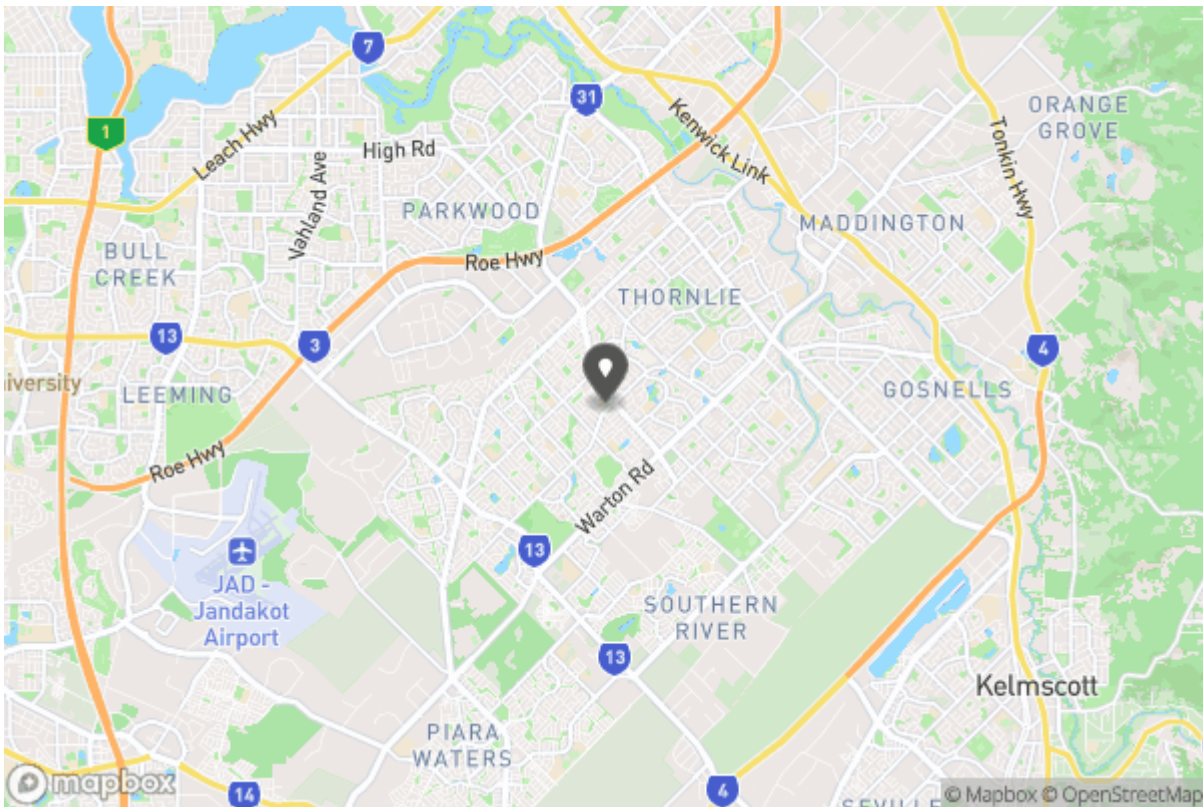








Location Map





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Rd & Bristle Avenue
Southern River WA 6112

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Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://www.2apply.com/Form?AgentID=MD24143&UniqueID=18602817>

[Download Application Form](#)

<https://inspectre.blob.core.windows.net/attachments/d6066ba7-36f9-4fc7-99a6-39a0f5bc895e.pdf>