



1 Austral Court Canning Vale, WA

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UNDER OFFER!!!

The location makes this gem ideal for all families' lifestyles! Offering privacy, comfort and security this beautifully presented solid brick and wooden flooring home features a formal lounge room, theatre room, well appointed kitchen, meals and open plan living area flowing to the great outdoors plus so much more all within Sanctuary Waters!

Peacefully situated on a huge 666sqm block in a cul de sac location, properties like this are in huge demand. Golden opportunities such as this are snapped up in a blink of an eye and is only moments to Gosnells Golf Club, Alexandria Boulevard Reserve, Livingston Shopping Centre and other amenities.

Features:

- *Generous sized master bedroom with walk in robe and ensuite
- *Three great sized minor bedrooms
- *Well-appointed bathrooms
- *Generous formal lounge and dining
- *Evaporative air-conditioning with 2 addition

Price: \$UNDER OFFER!!!

Water Rates: \$1,486.26/year (approx)