



15 Pelham Gardens Canning Vale, WA

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## Look no further for your perfect family home!

This magnificent home is a prime example of contemporary luxury, showcasing the perfect blend of sophistication and family living. Located in a highly sought-after Ranford Estate area, this stunning open-plan residence is a true gem that embodies modern elegance.

This beautiful double story house boasts five spacious bedrooms and three stylish bathrooms, offering ample space and comfort for the whole family. The modern kitchen is not only practical but also visually impressive, serving as the heart of the spacious open-plan living area that's perfect for entertaining guests.

### Features include:

- 28c ceilings to bedrooms and 31c ceilings to living areas
- 4 bedrooms downstairs with Newly laid Hybrid Laminate flooring
- Bed 2, 3 & 4 with single robes & ceiling fans
- New double open study area with draws & stone tops
- Newly renovated bathroom with walk in shower and full height tiling new cupboards with stone tops, toilet with half height tiling and

**Price:** \$SOLD

**Council Rates:** \$2,603.06/year (approx)

**Water Rates:** \$1,631.48/year (approx)



**Max Park**

0403 038 647

**Tim Huynh**

0450 435 854



Area:	
G/F Plan:	191.34m <sup>2</sup>
Garage:	36.58m <sup>2</sup>
Porch:	4.30m <sup>2</sup>
Alfresco:	45.31m <sup>2</sup>
U/F Plan:	84.08m <sup>2</sup>
Total Area:	361.62m <sup>2</sup>