



21 Hallstrom Way, Canning Vale



4
BEDS

3
BATHS

2
CAR

1
STUDY

QUALITY FAMILY
RESIDENCE

MICHAEL ALLBEURY
☎ 0433 290 044



SPACIOUS KITCHEN MEALS AND LIVI



NG ZONE!



WELCOME



Welcome to my open house.

When you are ready feel free to approach me with any questions, I'm happy to assist you.

Happy Viewing!

CONTACT

Lead Agent

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CANNING VALE

Canning Vale's name derives from the Canning River, located about 3km to the suburbs northeast. It was locally known as North Jandakot until 1925.

Until the late 1970's Canning Vale was a farming area consisting of mostly market gardens and dairy farms. Most of the area which is now residential was zone rural until 1994 on the Metropolitan Region Scheme.

Canning Vale is bounded by Warton Road to the southeast, Garden Street and Nicholson Road to the northeast, Roe Highway to the north and northwest, and Clifton and Acourt Road to the southwest.

Canning Vale contains five retail precincts, four within the residential areas.

Community facilities include five primary schools, community centre and two golf courses.

The Main shopping centre "Livingstone Marketplace" is situated at the corner of Ranford Road and Nicholson Road. A second shopping centre "The Vale" is located on the corner of Warton Road and Amherst Road along Canning Vale's eastern boundary.

Canning Vale is served by a range of buses linking the area to the Perth CBD, Murdoch University and to Cannington. Many bus services connect with transport trains at Murdoch, Maddington or Thornlie stations. All services are operated by Swan Taxi's.



AROUND CANNING VALE

SCHOOLS:

- Excelsior Primary School
- Canning Vale College

CAFÉS , RESTAURANTS:

- Kelly's Café – Birnam Road
- Nicholson's Bar & Grill – Nicholson Road
- Dome- Warton Road

SHOPPING:

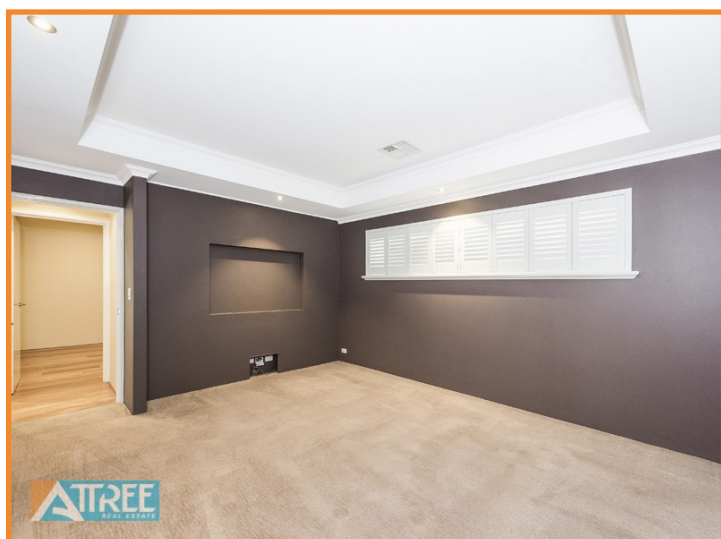
- Livingston Market Place – Cnr of Ranford Rd & Nicholson Rd
- IGA – Campbell Road
- Vale Shopping Centre – Warton Road

TRANSPORT:

Served by a range of buses linking the area to the Perth CBD, Murdoch University while many bus services connect the Transperth Trains to Murdoch or Maddington



FEATURES AT A GLANCE



WORDS THAT DESCRIBE THIS PROPERTY



FEATURES AT A GLANCE

Effortlessly blending a PREMIUM lifestyle with practical everyday FAMILY living and entertaining is this GORGEOUS family home located opposite parklands, nestled between other QUALITY homes.

From the moment you enter through the double door entry you will be in LOVE with the warm tones of the stunning Solid Flooded Gum timber flooring, recessed ceilings and feature bulkheads with an AMAZING floor plan that offers plenty of room for the FAMILY.

WHAT THEY LOVE ABOUT THE PROPERTY

- Spacious
- Design
- Light & Bright

ADDRESS:

21 Hallstrom Way,
Canning Vale

4 Bedrooms

3 Bathrooms

2 Garage

Land size: 608 sqm

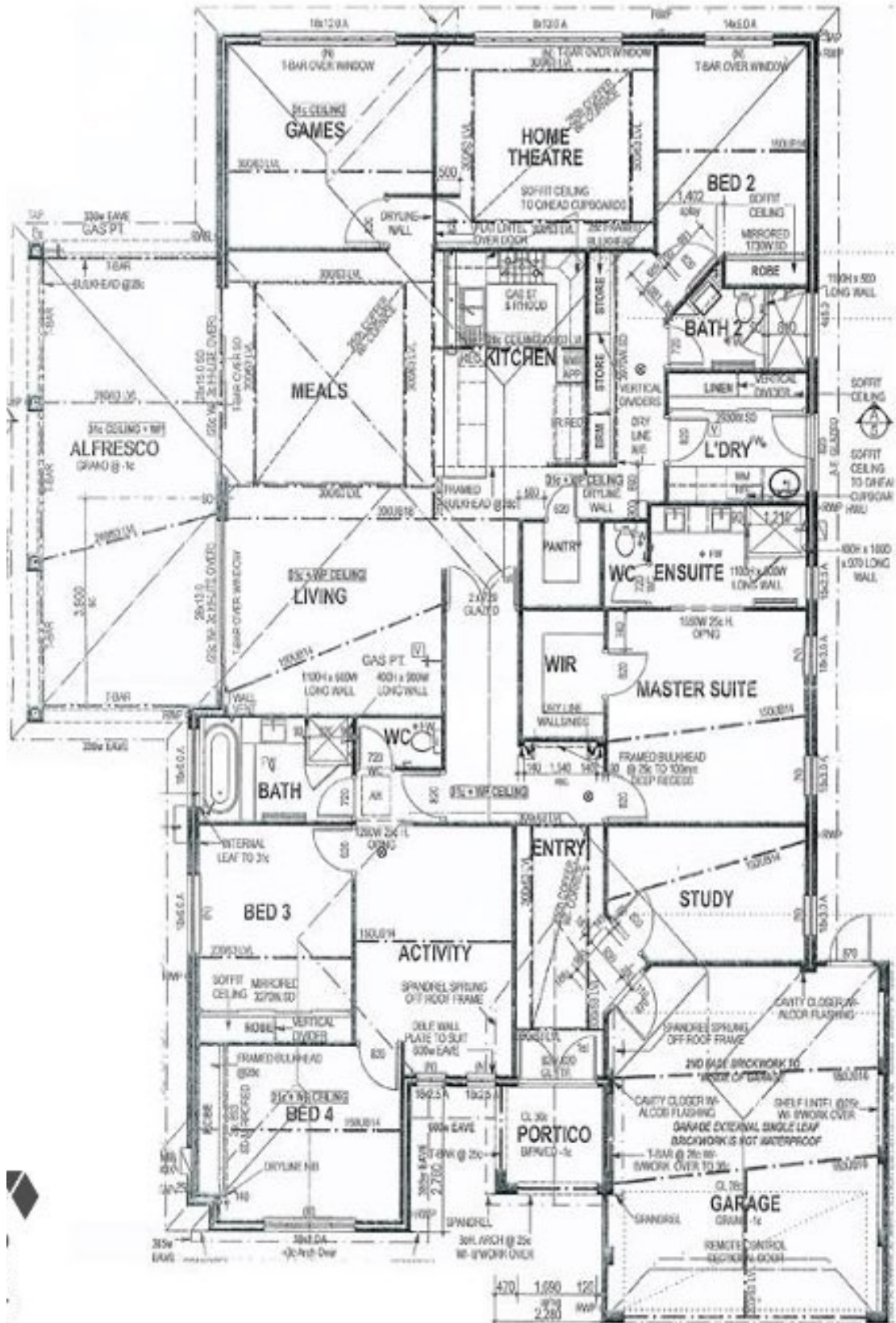
Under Main Roof: 345 sqm

Builder: Lifestyle Homes

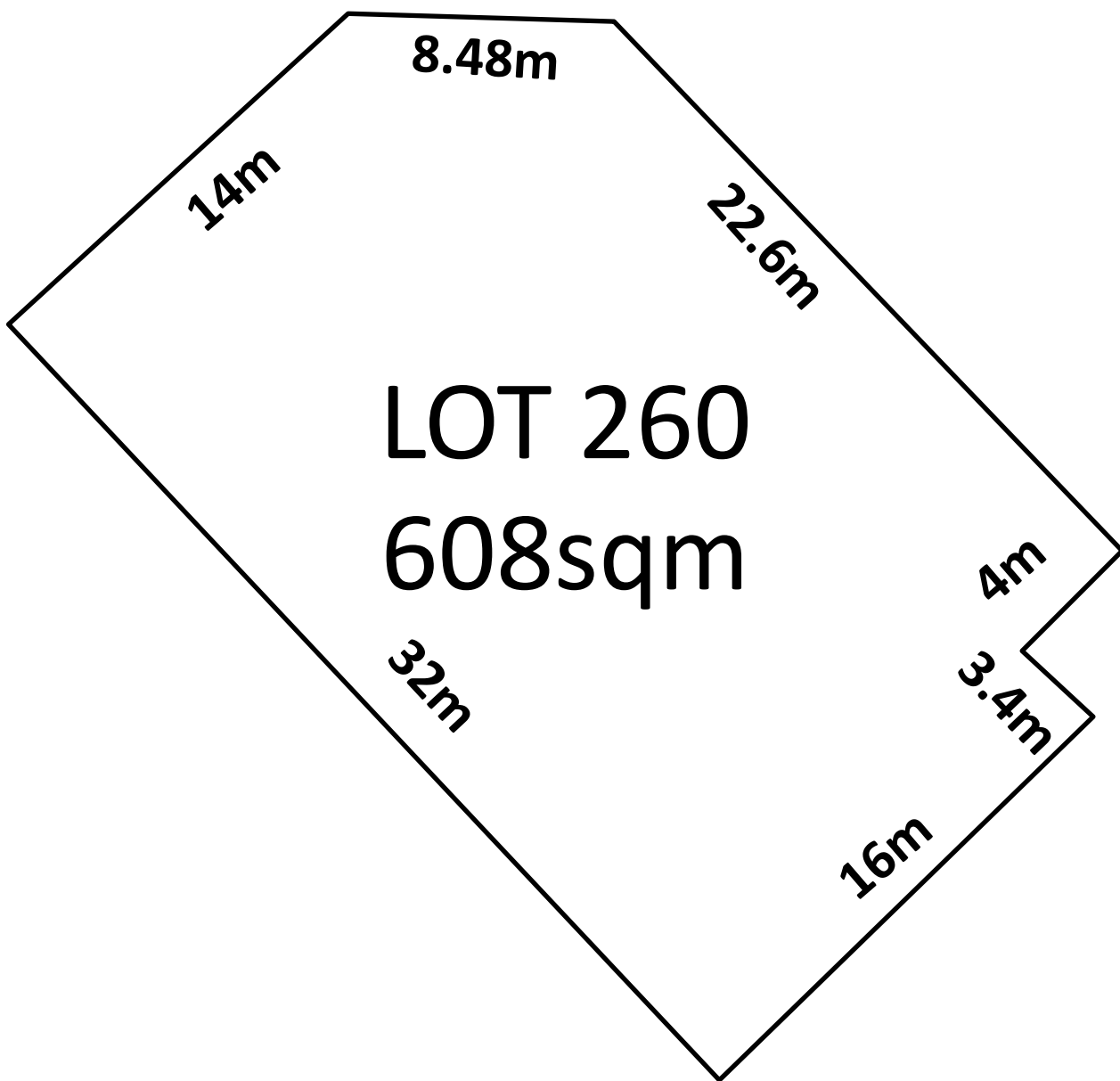
Built: 2009

Rates: \$2100.00 Approx.

FLOOR PLAN



SITE PLAN



PROPERTY INCLUSIONS

ENTRY

- Double Entry Doors
- Security Doors
- Downlights
- Recessed Ceilings
- Shoppers Entry
- Solid Flooded Gum Timber Flooring
- Feature Wall

RESORT STYLE MASTER BEDROOM

- Plush Carpet
- 4 x Double Power Points
- Timber Blinds
- Down Lights with Dimmer
- Walk in Fitted Out Robe

ENSUITE

- Double Japanese Screens
- Double Square Sink
- Tiled to Ceiling
- Down Lights
- Modern Tapware
- Glass Screen Shower
- Feature Tiling
- Double Towel Rail
- Hand Towel Rail
- Separate W/C

BEDROOM 4

- Spacious
- Plush Carpet
- 3 x Double PowerPoints
- Curtains & Sheers
- 4 Door Sliding Mirror Robes
- Feature Door
- Down Lights
- Feature Door

BEDROOMS 3

- Spacious
- Plush Carpet
- 2 x Double Power Points
- 4 Door Sliding Mirror Robes
- Down Lights
- Curtains
- Feature Door

BEDROOM 2

- Spacious
- Plush Carpet
- Double Sliding Mirror Robe

- Down Lights
- 3 x Double Power Points
- Feature Door

BEDROOM 5/GYM/GAMES ROOM

- Solid Flooded Gum Timber Flooring
- 3 x Double Power Points
- Down Lights
- Curtains
- Feature Door

ACTIVITY ROOM

- Solid Flooded Gum Timber Flooring
- 3 X Double Power Points
- Curtains & Sheers
- Downlights
- Spacious

MAIN BATHROOM

- Glass Screen Shower
- Modern Tapware
- Tiled to Ceiling
- Feature Door
- Feature Tiling
- Towel Rail
- Spa Bath
- White Blinds
- Mirror
- Single Vanity

THEATRE ROOM

- Plush Carpet
- Recessed wall for Flat Screen TV
- Stunning Mood Lighting
- Shutters
- Feature Lights
- Recessed Ceilings

STUDY/HOME OFFICE

- Solid Flooded Gum Timber Flooring
- Feature Door
- Timber Blinds
- Down Lights
- Sky Light
- 2 x Double Power Points

KITCHEN

- Solid Flooded Gum Timber Flooring
- Siemens Dishwasher
- Double Sink
- Omega Large Freestanding Oven
- Rangehood
- Hotplates
- Down Lights
- Abundance of Drawers
- Overhead Cupboards
- Feature Cupboards
- Double Sink
- Microwave Recess
- Tiled Splash Back
- Long Island Granite Top Bench
- Large Walk in Pantry
- Large Fridge Recess

MEALS/FAMILY ROOM

- Solid Flooded Gum Timber Flooring
- Feature Lighting
- Large Open Space
- Ceiling Speakers
- Gas point
- White Shutter
- Recessed Ceilings and Feature Bulkheads
- 5 x Double Power Points
- Direct Access to Alfresco

LAUNDRY

- Down Lights
- Overhead Cupboards
- Built in Laundry Basket
- Sink with Bench Top
- Modern Taps
- Vertical Blinds
- Security Doors
- Feature Door
- 4 Door Sliding Storage Cupboard
- Tiled

SECURITY

- Double Security Front Doors
- Security Door Family Room
- Security Door on Laundry

CLIMATE CONTROL

- Ducted Reverse Cycle Air Con
- Gas Point in Living Zone

LANDSCAPING

- Turf Front & Back
- Easy Care Gardens
- Reticulated

STORAGE

- 4 Door Sliding Storage Cupboard in Laundry
- 4 Door Sliding Storage Cupboard in Hallway

POWER & VISION

- 3.5 kw Solar Panels

GARAGE

- Double Garage
- Shoppers Entry

OUTSIDE

- Alfresco Under Main Roof
- Built in Gas BBQ with Stone Top
- Granite Paving
- Hot & Cold Running Water
- Shed
- Electric Oven
- Built in Sink
- 2 x Ceiling Fans
- Down Lights
- Ceiling Speakers
- Turf
- Easy Care Gardens
- Gated Side Access

PURCHASING STEPS

4 STEPS TO BUYING A HOUSE

Purchasing residential real estate can be a very exiting process, however it can also be a confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process.

Property owners receive all types of interest - some genuine, some not. Some buyers submit offers to test the possibility of sale, but do not actually stay true with their offer.

This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer. The best way to present a strong offer on any property is to follow the steps below that allow you to understand what is required in preparation.

Allowing you to put forward your strongest purchasing proposition to the agent. All offers must be presented to the owner in writing and all purchase details correct for filling in the contract for signing.

[] STEP 1 - PROVIDE YOUR FULL DETAILS:

- The actual purchase price you will pay
- The method payment for the deposit
- The settlement period that your require
- The name of your chosen Conveyancer
- The name of your bank or financial institution
- Any special conditions or requests

[] STEP 2 - CONFIRM YOUR TIME FRAME:

Find out if the property has a deadline on it, such as when all offers will be presented

[] STEP 3 - FINANCE

A pre-approval of finance from your bank or lending institution is certainly an advantage when putting a offer on a property.

[] STEP 4 - MAKE SURE YOU INCLUDE STAMP DUTY IN FIGURES

IN SUMMARY

Once agreement on price, settlement, conditions, etc has been reached with the vendor the sale can proceed. An exchange of contracts is the only way to actually buy or sell real estate. This is achieved by signing the contract of sale which is then processed by the agent with all legal parties.

Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals.

Whether you are considering purchasing this property or another in the near future and in need of advise, please feel free to contact Michael Allbeury with any questions you may have.

We are available to assist you.

SURROUNDING SALES EVIDENCE

	ADDRESS	BEDS	BATHS	CARS	SOLD DATE	SIZE	SOLD PRICE
1	308 Campbell Road	5	2	3	Feb 18	682 m2	\$795,000
2	29 Lomandra Drive	4	2	2	April 18	704 m2	\$770,000
3	19 Caladenia Place	4	2	6	Jan 18	809 m2	\$750,000
4	4 Manderstone Way	4	2	4	March 18	696 m2	\$730,000



NOTES:

Whilst every care has been taken in the preparation of this brochure, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the seller or the agent and are expressly excluded from any contract.