



4/3 Paros Lane, CANNING VALE, WA 6155

Stylish, Low-Maintenance Home with Rental Return in Canning Vale

Perfectly positioned in the sought-after suburb of Canning Vale, this stylish 3-bedroom, 2-bathroom home offers the ideal combination of modern living and everyday convenience. Designed with a low-maintenance lifestyle in mind, it's the perfect fit for first-home buyers, downsizers, or savvy investors.

Step inside to the open-plan living area with high ceilings, flowing seamlessly to the outdoor alfresco — a welcoming space for both relaxation and entertaining. The kitchen is thoughtfully designed, featuring stainless steel appliances, plenty of storage, and a functional layout that makes meal preparation a breeze.

The master suite is complete with a walk-in wardrobe and private ensuite, while the two additional bedrooms are well-sized and fitted with built-in storage. A sleek main bathroom with shower-over-bath and a separate enclosed laundry add further practicality to the home.

Enjoy year-round comfort with ducted evaporative cooling and the ease of a low-maintenance backyard enhanced by a ceiling-fan alfresco — perfect for weekend BBQs or a morning coffee. A double automatic garage provides secure parking and additional storage.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 79P1505

SALE DETAILS

Offers From \$699,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

Suite 3, 4 Sutton Street
Mandurah, WA
(08) 9535 1388

Jordain Crocker
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Prime Location

This home is just a short drive to Livingston Marketplace Shopping Centre, Canning Vale College, public transport, leafy parks, caf  s, restaurants, and other essential amenities â   making it perfect for families, professionals, or investors.

High Demand Area

Homes in Canning Vale are in high demand and selling fast. With limited stock available, now is your chance to secure a property in one of the suburb's most sought-after pockets before it's gone!

Investment Appeal

This property is currently leased until 14th November 2025 at \$670.00 per week, providing a rental return from day one. Whether you're looking to expand your portfolio or secure a future home, this tenancy offers excellent value in the rental market.

Features you'll love:

- Master bedroom with enclosed ensuite and walk-in wardrobe, plus additional curtains over blinds
- Two additional bedrooms with mirror sliding built-in wardrobes
- Open-plan living with high ceilings
- Modern kitchen with stainless steel appliances, ample storage, and dishwasher
- Sleek main bathroom with shower-over-bath
- Enclosed laundry for added convenience
- Ducted evaporative cooling throughout
- Alfresco entertaining area with ceiling fan
- Double automatic extended garage, allowing extra room for longer vehicles or storage
- Low-maintenance
- Gas bayonet to the dining area
- Wooden floating flooring throughout living areas and carpeted bedrooms
- Currently leased until 14/11/2025 at \$670 per week

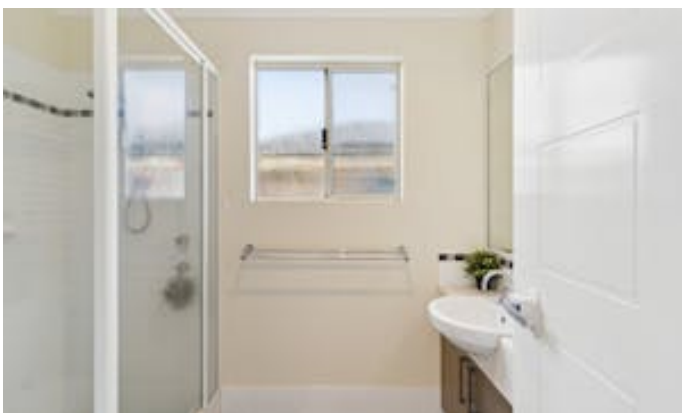
This property delivers comfort, convenience, and investment potential in one of Canning Vale's most desirable locations. Don't miss the opportunity to make it yours â   add it to your inspection list today!

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

*All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Carpeted, Close to Schools, Close to Shops, Openable Windows, Window Treatments

- Land Area 218.00 square metres
- Building Area: 101.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards









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