



SOLD

34 Illawarra Crescent, Canning Vale

SANCTUARY WATERS RARE 760 SQM LAND! - OWNER SAYS SELL!

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OPEN NEGOTIATION
760 sqm

08 9398 3000



About The Agent



Contact:

Michael Allbeury

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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 zoned rural until 1994 on the Metropolitan Region Scheme.

Canning Vale is bound 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.

AROUND CANNING VALE

SCHOOLS:

- Caladenia Primary School
- Canning Vale Primary School
- Campbell Primary School
- Canning Vale College
- Ranford Primary School
- Excelsior Primary School
- Saint Emille's Catholic Primary School

CAFÉS & RESTAURANTS:

- Dome- Warton Road
- Casa del' Amici
- Café Rosso
- The Last Drop

SHOPPING:

- Livingston Market Place Shopping Centre
- Market City
- The Vale
- Waratah Village

TRANSPORT:

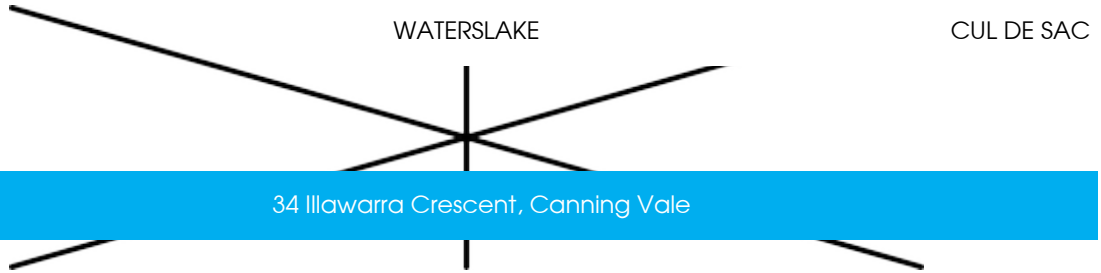
Serviced by a range of buses linking the area to the Perth CBD. While many bus services connect the

Transperth Trains to Murdoch or Maddington stations.

Words That Describe This Property

LOCATION LOCATION LOCATION!!

METRES TO SANCTUARY



HUGE LAND

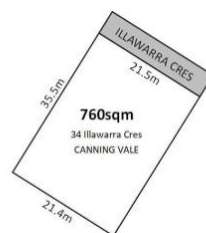
TITLED AND READY

GREEN TITLE

Location Map



Other Views



Features At A Glance

RARE SANCTUARY WATERS LAND JUST METRES FROM THE LAKE NOW AVAILABLE AND SELLING VIA OPENN NEGOTIATION ONLINE AUCTION!

Why should you buy me?

- Huge 760sqm GREEN TITLE block!
- Cul de sac location metres from Sanctuary Waters Lake
- Titled, cleared and ready to build.

The Openn Negotiation has started (auction held online with flexible terms for qualified buyers). The property can sell at any time, contact the Agent.

Contact Michael Allbeury 0433290044 of ATTREE REAL ESTATE immediately to become qualified to purchase!

From here, download OPENN NEGOTIATION APP or sign up online to place your bid via:
<https://www.openn.com.au/app/signup>

GOOD LUCK AND GET YOUR BIDS IN!

Relevant Documents

Links

[Title Search - 34 Illawarra Crescent, Canning Vale](https://reawebbooks.com.au/attree/module_resources/pdf_module/1347/57_TitleSearch-34IllawarraCrescentCanningVale-noownerdetails.pdf)

https://reawebbooks.com.au/attree/module_resources/pdf_module/1347/57_TitleSearch-34IllawarraCrescentCanningVale-noownerdetails.pdf

What is Openn Negotiation?



[Watch Video](#)

<http://youtube.com/watch?v=zPvjuUCfcZc>

Openn Negotiation: The Buyer Timeline



[Watch Video](#)

<http://youtube.com/watch?v=X33VxqFDv7I>

Explanation for Buyers



[Watch Video](#)

<http://youtube.com/watch?v=WTTVG3MmAf8>

Benefits of Openn Negotiation



[Watch Video](#)

<http://vimeo.com/316933966>

How to bid in an Openn Negotiation



[Watch Video](#)

<http://vimeo.com/387620760>

For the best experience, get the Vimeo app:

Android - https://bit.ly/vimeo_android

iOS - https://bit.ly/vimeo_ios

Preparing for the Final Bidding Stage



[Watch Video](#)

<http://vimeo.com/350677694>

Book an Appraisal

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Selling your property is a big decision, and the agent you choose to work with can make a big difference - not just to the price you can get, but the process you'll go through.

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