



## FOR SALE

### BEYOND THE WALLS.....

..... is a beautiful renovated modern home that is located in a popular and quiet area of Central Leeming. Situated on a 690sqm block of land and built in 1978, this home is ideal for a retired couple, first time buyers or a young family.

Inside the front boundary is a nicely paved area with a Bali style gazebo with plenty of room to play or shoot basketball. Its solid wood bi-fold doors allow you to enjoy the outdoors in this very secure property.

The residence also has solid wood bifold doors that completely open up the rear of the home as well. It has a real tropical feel with a large Koi pond providing a tranquil setting and lush private gardens beside a huge gable colourbond patio suitable to sit, relax and entertain all year round. This sustainable property offers 5kw of Solar Panels keeps power costs to a minimum. There is also an established vegetable garden with a variety of vegetables and herbs together with a pecan and mango tree.

The double lock up garage has a generous area of approximately 35sqm, not to mention the larger-than-average garden shed for that extra motor bike or work equipment, etc...

#### Features include:

- Large formal lounge room
- Study
- Separate dining area
- Large renovated Tasmanian Oak kitchen with granite work surfaces, red splashbacks, ample cupboard space, walk in pantry, dishwasher and gas stove
- Family room/meals area
- 3 good sized bedrooms with robes
- Generous size semi-ensuite bathroom
- Separate toilet
- Double Linen cupboard
- Laundry room
- Lock-up garage with rear access to house
- Patio entertaining area
- Bore and reticulation system

Additional features include: Neutral décor throughout; skirting boards; 2 reverse cycle wall systems; security screens; insulation; gas point and gas storage hot water system approximately 1 year old.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$625,000

OPEN FOR INSPECTION:  
N/A



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