



# FOR SALE

## LOCATION - LOCATION -LOCATION

8 Nolt Court, Leeming has been owned by the same family for 30 Years. A former display home, the family sized property is situated in a "NO THROUGH ROAD" location opposite the park. This excellent opportunity is just a short stroll to major services including shopping, medical and transport. These attributes are usually found on the wish list of most savvy real estate investments.

Check out the future development plans for this location. It could provide you with some reasons to get moving now! The creation of a new look Melville city is part of the future attraction of this special pocket so I encourage you to investigate your options thoroughly.

With WAPC permission, you may be able to develop now OR you can buy as an investment with a view toward a development at a later time OR renovate your acquisition and stay for many years to come.

Because of the close proximity of major essential services, these opportunities are being snapped up fast so there is plenty of opportunity for you to dream big.

CALL HELEN RICHARDSON TODAY ON 0417 262 788 FOR MORE INFORMATION  
THE PROPERTY

- Close to shops, transport and services
- Four bedrooms with huge main bedroom
- Spacious main bedroom with ensuite and walk in robe
- Three queen size bedrooms
- Extra formal dining and lounge rooms
- Open plan Kitchen - dining – family room
- Stainless steel dishwasher
- Reverse cycle air conditioning
- Undercover outdoor area with in ground salt pool
- Established gardens with reticulation

4 BED | 2 BATH | 2 CAR

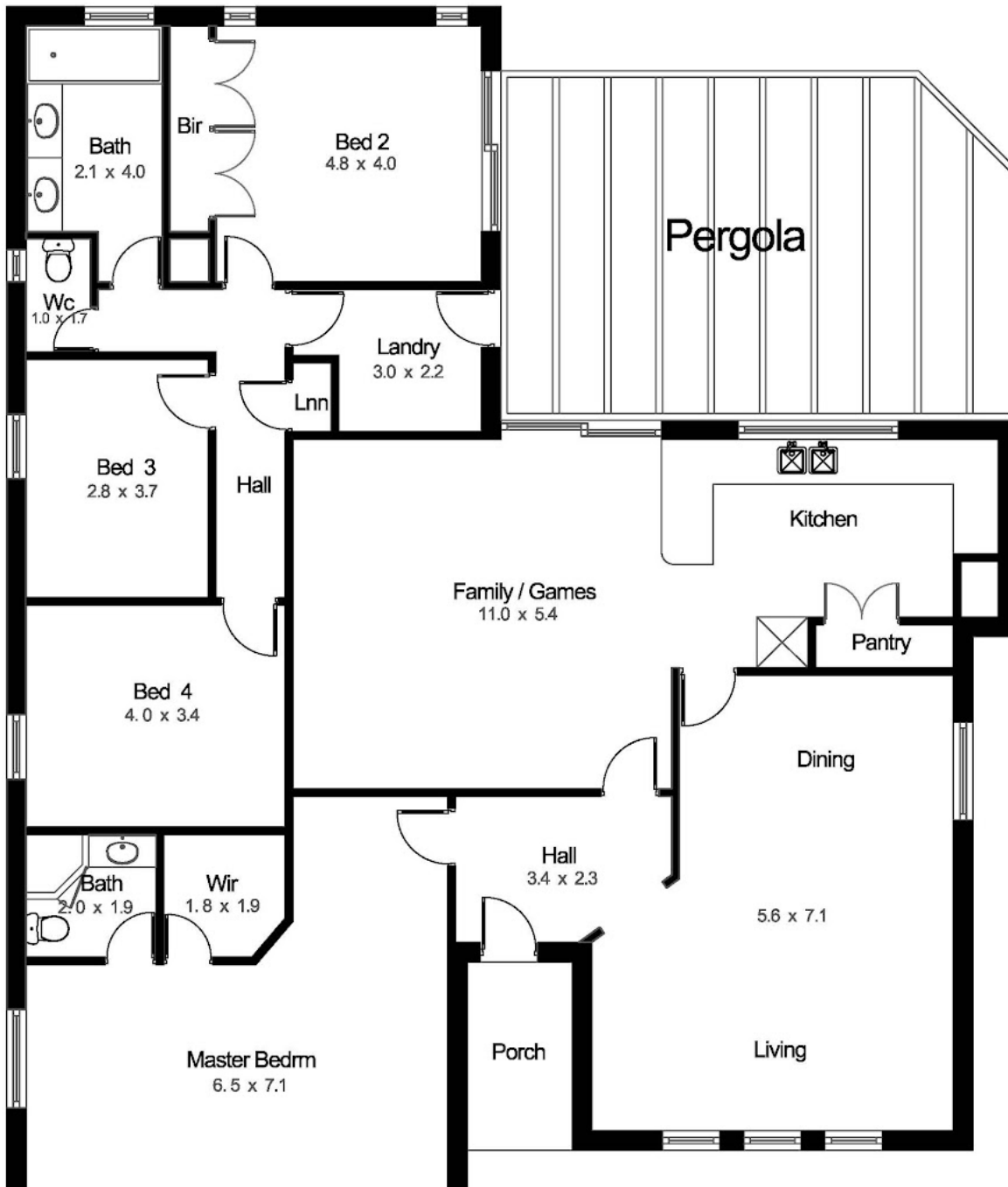
PRICE:  
FROM \$680,000

OPEN FOR INSPECTION:  
N/A



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Pool  
B/G Salt Water



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

8 Nolt Crt, Leeming, WA, 6149