



# FOR SALE

## IS THIS THE ONE – FIRST TIME OFFERED

82 SYLVAN CRESCENT, LEEMING SUIT BUYERS HIGH \$900,000

You will need to be quick to snap up this five bedroom family home in the heart of a popular, vibrant, quality suburb which is currently experiencing rapid growth. The home has a touch of Bespoke and just may be the one you have been looking for. Internally there are three open plan living areas. One interesting touch is a spacious mezzanine. This room overlooks a more formal living area which boasts high ceilings with exposed Oregon beams, timber floors and a custom built floor to ceiling glass window. Very nice. Externally, there is minimal gardening and paved walk ways, outdoor entertaining and a large, inviting, in ground pool so you will love this extra family playground – super cool fun. Centrally located, essential services are all within a close proximity. This includes Murdoch University, Fiona Stanley Hospital, Murdoch Train Station, Trans Perth Bus stops, Leeming Forum Leeming Senior High and the Primary Schools, Leeming sports and fitness centre plus a wide range of medical professionals and much more. Situated on an elevated block, the home was lovingly built by the owners to accommodate an ever growing family. This is the first time the home has been offered.

### FEATURES INCLUDE:

- King size main bedroom with walk in robe and ensuite
- Four extra family sized bedrooms with wall to wall carpet and built in robes
- Home office with NBN connected
- Three separate living areas plus outdoor entertaining
- Family sized second bathroom with shower, vanity and separate bath
- Central kitchen, dining and family rooms open to outdoor areas
- Kitchen has Granite benchtops, walk in pantry, Dishlex dishwasher, gas cook top and wall oven
- Extra living rooms include formal dining/lounge and mezzanine
- Reverse cycle air conditioning plus gas bayonets and gas hot water
- In ground family pool with cover
- Double carport with secure remote controlled door
- Great sized garden shed for extra storage
- Built in 1991 and constructed from brick and tile
- Block size: 705m2

5 BED | 2 BATH | 2 CAR

PRICE:  
NEW TO MARKET

OPEN FOR INSPECTION:  
N/A



**Helen Richardson**  
**0417262788**  
helen@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

