# 5B DAIN COURT, LEEMING, WA, 6149









**SOLD**

## OPPORTUNITY KNOCKS IN LUCRATIVE LEEMING

With the median house price in Leeming now an impressive $1,093,000 with prices still on the rise, this spacious duplex is an affordable entry point into this fabulous suburb!

Although very livable as is, the Unit presents as a blank canvas allowing you to add your own personal touch with modern upgrades while you watch the values in Leeming rise!

Perfect for investors, down sizers & first home buyers who recognize the value of this 3 bedroom duplex on 450m2 approx 'exclusive use' land in a quiet cul-de-sac in Leeming!

Melville Glades Golf Club, Beasley Park, University & schools are just minutes away. With public transport, City of Perth, Fiona Stanley & St John of God Hospitals, Shopping Centres & freeway access all at your doorstep, this is one property not to be missed!

Features Include:
• Bonus ‘exclusive-use’ 450m2 (approx) back yard on a Strata Title sharing a whopping 1039m2 land
• No Strata Fees
• Three generous size bedrooms with BIR’s
• Large loungeroom with quality blinds & lots of natural light
• Light & bright bathroom
• Big kitchen with electric stove & cooktop
• Good size laundry with door to outside
• Flat roof alfresco area
• Electric storage hot water system
• Privacy blinds, security screens & doors
• Garden shed
• Undercover carport with extra space for more cars
• Big back yard with gated entrance
• Private brick fenced front courtyard
• 80m2 living – Built 1981
• Council Rates - $1,674 approx Water Rates – $1,172 approx
• Rental Appraisal – approx $590p/w - $630p/w

## 3 BED | 1 BATH | 1 CAR

PRICE:
$670,000

OPEN FOR INSPECTION:
N/A



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