

**SOLD**

## STUNNING 4-BEDROOM FAMILY HOME

End Date Sale  
Offers Closing 11am Sunday 8th September 2024  
(Unless Sold Prior)

Email Jarrad Eaton for more information and to Inspect prior to a Home Open.

This beautifully renovated 4-bedroom home on 560sqm offers comfort, style, and functionality. Located in the thriving suburb of Leeming, which has recently become a million-dollar area, this property is perfect for families, investors, or anyone seeking a quality residence in a sought-after neighbourhood.

### Key Features:

**Recent Renovation Throughout:** Enjoy modern living with a freshly renovated kitchen and bathroom featuring quality finishes and a separate bath for added luxury.

**2 Living Areas:** Two distinct, separate living spaces: a front lounge room and an open-plan kitchen-family-dining area seamlessly connecting to the expansive outdoor entertaining space and backyard.

**Generous Accommodation:** Four well-sized bedrooms with full blackout blinds, ensuring complete darkness for a restful sleep day or night.

**Year-Round Comfort:** Split system air conditioning keeps the home cool in summer and warm in winter.

**Stunning Outdoor Area:** The large undercover entertaining area overlooks lush, established lawns and gardens—ideal for family gatherings, play or peaceful relaxation.

**Additional Features:** Built-in seating around the firepit area, two large garden sheds, and a spacious lawn area for kids and pets to play. Plus a side yard with a clothesline and established native garden and space to put in a veggie patch.

Nestled privately at the rear and close to shops, schools, Murdoch University, and various

4 BED | 1 BATH | 1 CAR

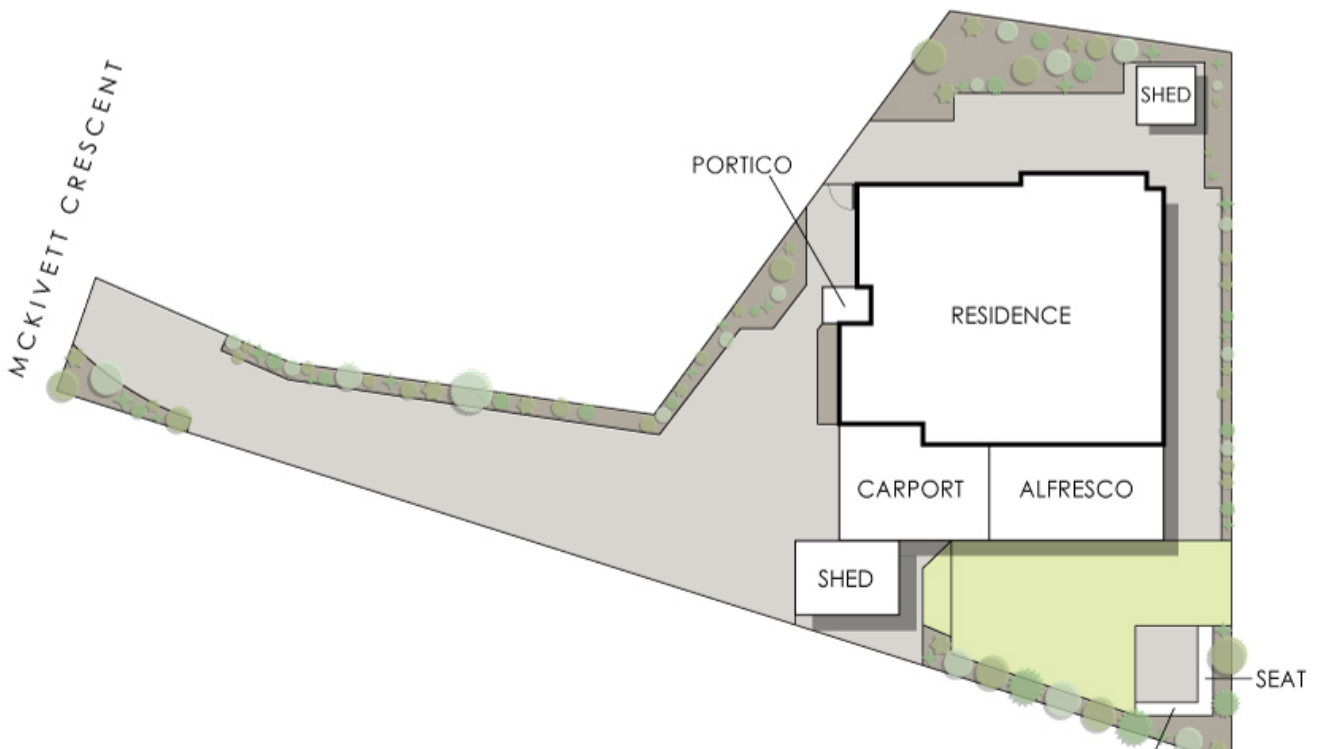
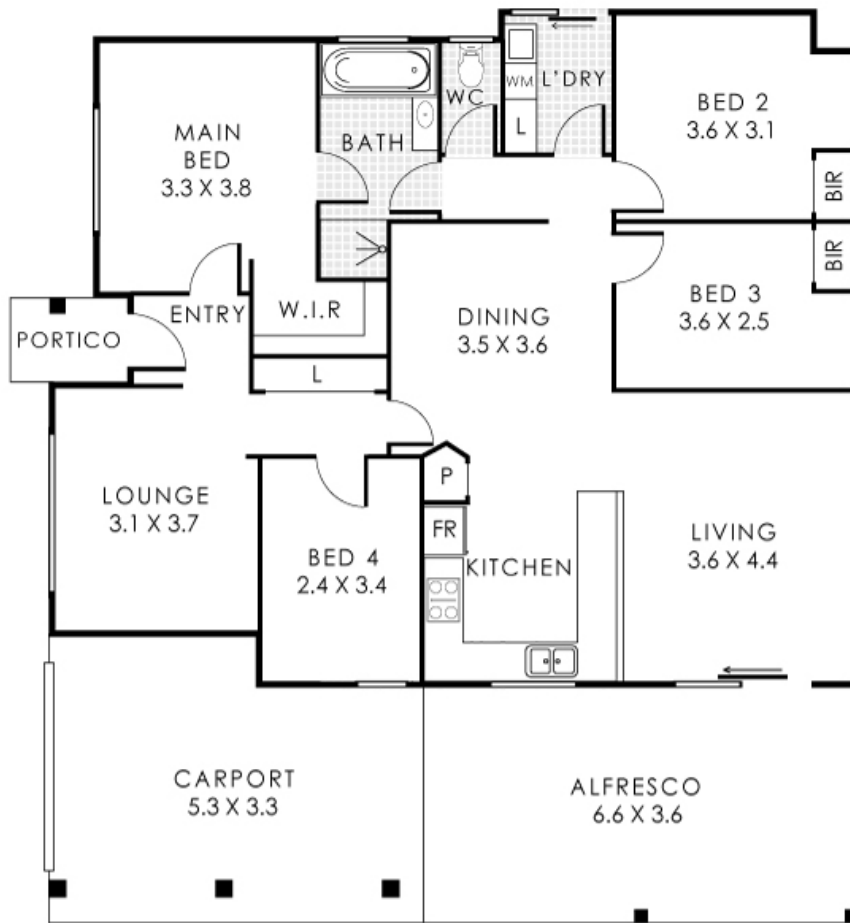
PRICE:  
\$840,000

OPEN FOR INSPECTION:  
N/A



**Jarrad Eaton**  
**0403267251**

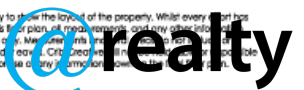
jarrad@eatonproperty.com.au  
eatonproperty.com.au



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.

Residence 112m<sup>2</sup> | Carport 17m<sup>2</sup> | Portico 2m<sup>2</sup> | Alfresco 24m<sup>2</sup>  
 Total Area 155m<sup>2</sup> | Total Strata Lot 560m<sup>2</sup>

**Jarrad Eaton**  
 0403267251  
 jarrad@eatonproperty.com.au  
 eatonproperty.com.au

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, it is not a contract and may vary slightly from what is shown on an appropriate interpretation of the relevant title documents. It is not intended to be used for any other purpose.  **crealty**  
 www.creality.com.au