

# FOR SALE

## NOW SELLING

The family is sure to love their own piece of paradise that awaits them here. This is a feel-good family home nestled in a whisper quiet cul-de-sac. This special lifestyle will offer something for all the family.

Centrally located to parks, main arterial roads, schools and transport, the spacious, well-maintained property is located in the hub of a glamorous neighbourhood. There are two open plan living areas which are excellent for entertaining guests or enjoying family time during long summer nights. Perfect for the growing family.

The central kitchen overlooks the massive entertainment area with a sparkling below ground swimming pool.

A welcome feature is secure parking which accommodates multiple vehicles. The remote controlled double garage will not only be brilliant for storing your vehicles, but your additional storage needs also. Leeming is currently experiencing high demand so don't delay. ALL OFFERS WILL BE PRESENTED

Other special features include:

- Three separate living areas creating all year-round enjoyment
- Central kitchen overlooks large paved outdoor alfresco area
- Sparkling family sized salt water pool - perfect place for summer BBQs and entertaining
- Ducted evaporative air conditioning plus Jarradale Innovator wood heater
- Fujitsu cooling system plus ceiling fans
- Generous main bedroom and ensuite comprising of large shower, single vanity wc and separate walk-in robe
- Bedroom 2 is queen sized with wall-to-wall carpets and built in robes
- Bedroom 3 is queen sized with wall-to-wall carpets and built in robes
- Bedroom 4 is queen size with wall-to-wall carpets and built in robes
- Modern laundry and Separate WC
- Remote double carport with room for multiple vehicles
- Gas storage hot water system
- Low maintenance easy care reticulated gardens plus garden shed
- Cost saving solar panel system - Approx 17 panel

4 BED | 2 BATH | 4 CAR

PRICE:

\$1,160,000

OPEN FOR INSPECTION:

N/A

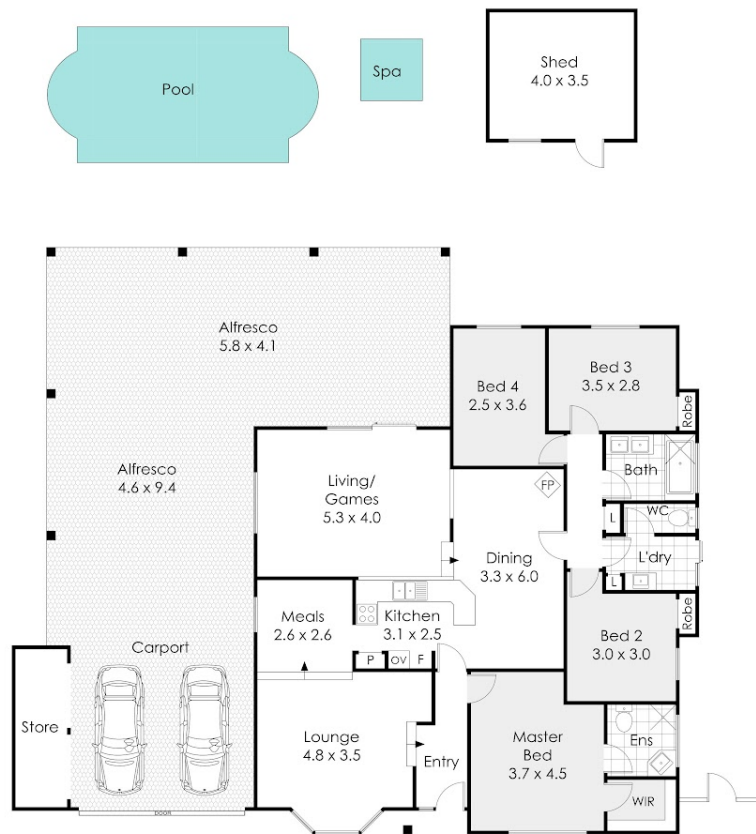


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## 7 Bovell Gardens, Leeming

This floor plan is not to scale.  
Dimensions are approximate and therefore should only be used for illustrative purposes.

	280 m <sup>2</sup>
	4 Bed
	2 Bath
	2 Car

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.