



**SOLD**

## PERFECT STARTER IN LEAMINGTON

This charming three-bedroom home on Hulme Place is set on a generous 653 square metre section and presents an excellent opportunity for first home buyers, families, and investors alike.

Step inside to discover 90 square metres of thoughtfully designed living space. The practical layout includes a welcoming lounge with a window seat where you can curl up with a good book and watch the world go by. Through the open plan dining room and kitchen is the separate laundry and access to the spacious, fully fenced back garden with covered outdoor entertainment area.

Each of the three bedrooms has built in wardrobes, and there is a separate toilet and bathroom. At the front of the house is a large deck with wide steps down to the driveway which leads to the separate double garage with remote controlled doors.

Families will value the excellent educational options in the area, including Leamington School, Cambridge Middle School, and Cambridge High School.

Come along to an open home, or call Peter now to make an appointment to view.

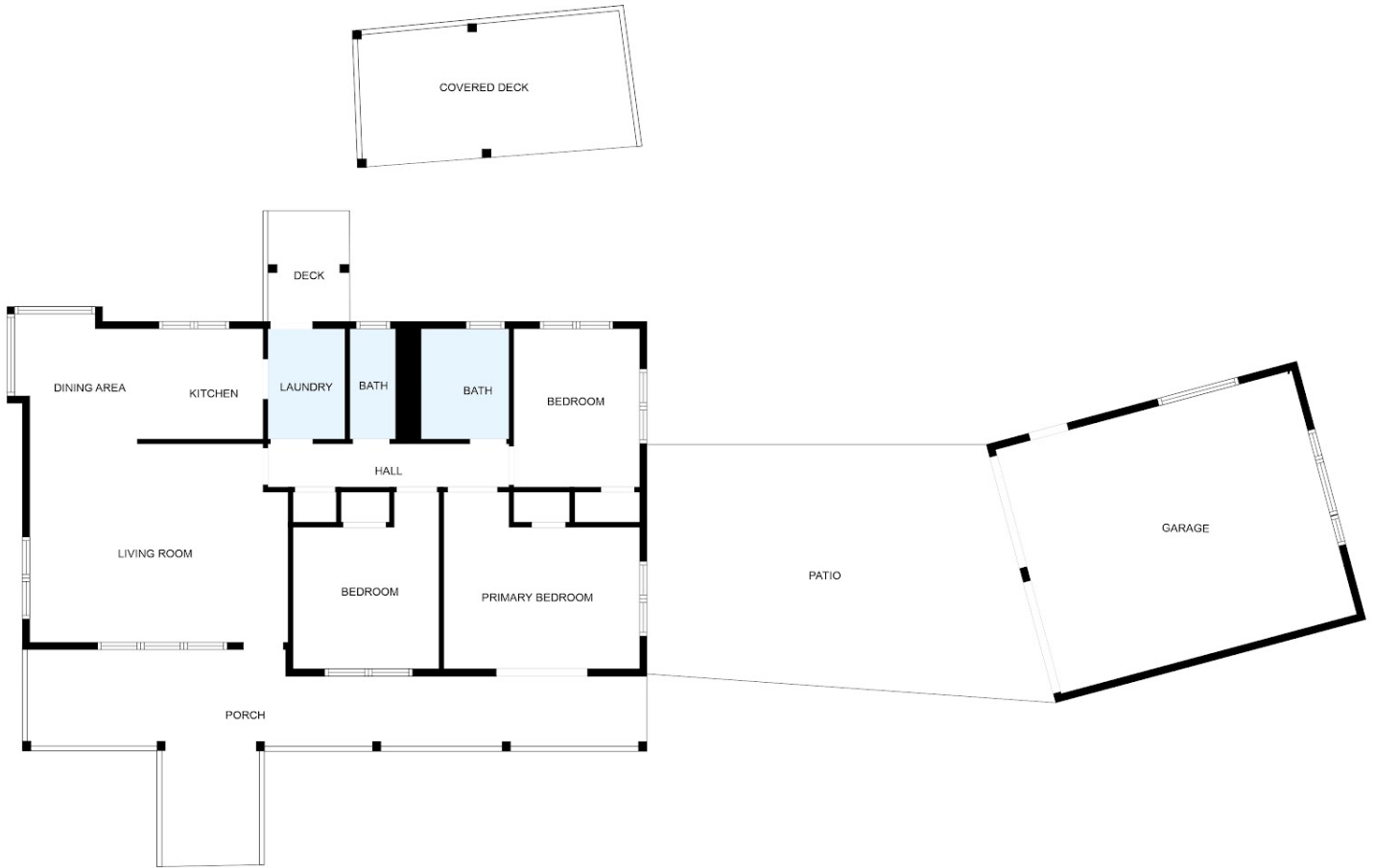
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$705,000

**OPEN FOR INSPECTION:**  
N/A



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MEASUREMENTS ARE ESTIMATES ONLY. NOT EXACT. ONLY FOR VISUAL REPRESENTATION.

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.