

**SOLD**

## SMART BUYING, EASY LIVING, RENOVATED VILLA!

### PRICE GUIDE

Suit Buyers in the \$700,000's

### END DATE SALE

Offers close 4pm Wednesday 28th January 2026 (unless sold prior)

### ENQUIRE

Don't wait for a Home Open, Click "Get in Touch" or "Enquire" and send an online enquiry (not an SMS please) for further information and inspection arrangements. Property will be shown "By Appointment" this weekend.

### SMART BUYING, EASY LIVING, RENOVATED VILLA!

This is the kind of property that simply makes sense – whether you're buying your first home, upsizing/downsizing, or looking for a quality, lock-up and leave city-base or low-maintenance investment.

One of the standout features is the exceptionally low strata fees, totalling just \$1,120 per year, payable in two instalments. In today's market, that alone is a big tick.

Internally, the big-ticket renovations are already done. The kitchen, bathroom and laundry were all upgraded around 2016 and still present beautifully, a real advantage given the current cost of building and renovations. The rest of the home is comfortably move-in ready, while still offering scope to personalise and add further value over time if you wish.

The layout includes three bedrooms, one bathroom and a separate toilet, complemented by two usable courtyards. The rear courtyard is a generous space, ideal for entertaining and relaxing. Or enjoy the front courtyard with the beautifully established frangipani, which adds a lovely, welcoming sense of warmth and tranquility, that can be enjoyed from the living area and main bedroom as well.

Set within a quiet, well-maintained complex on a peaceful street, this home offers a calm, easy

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

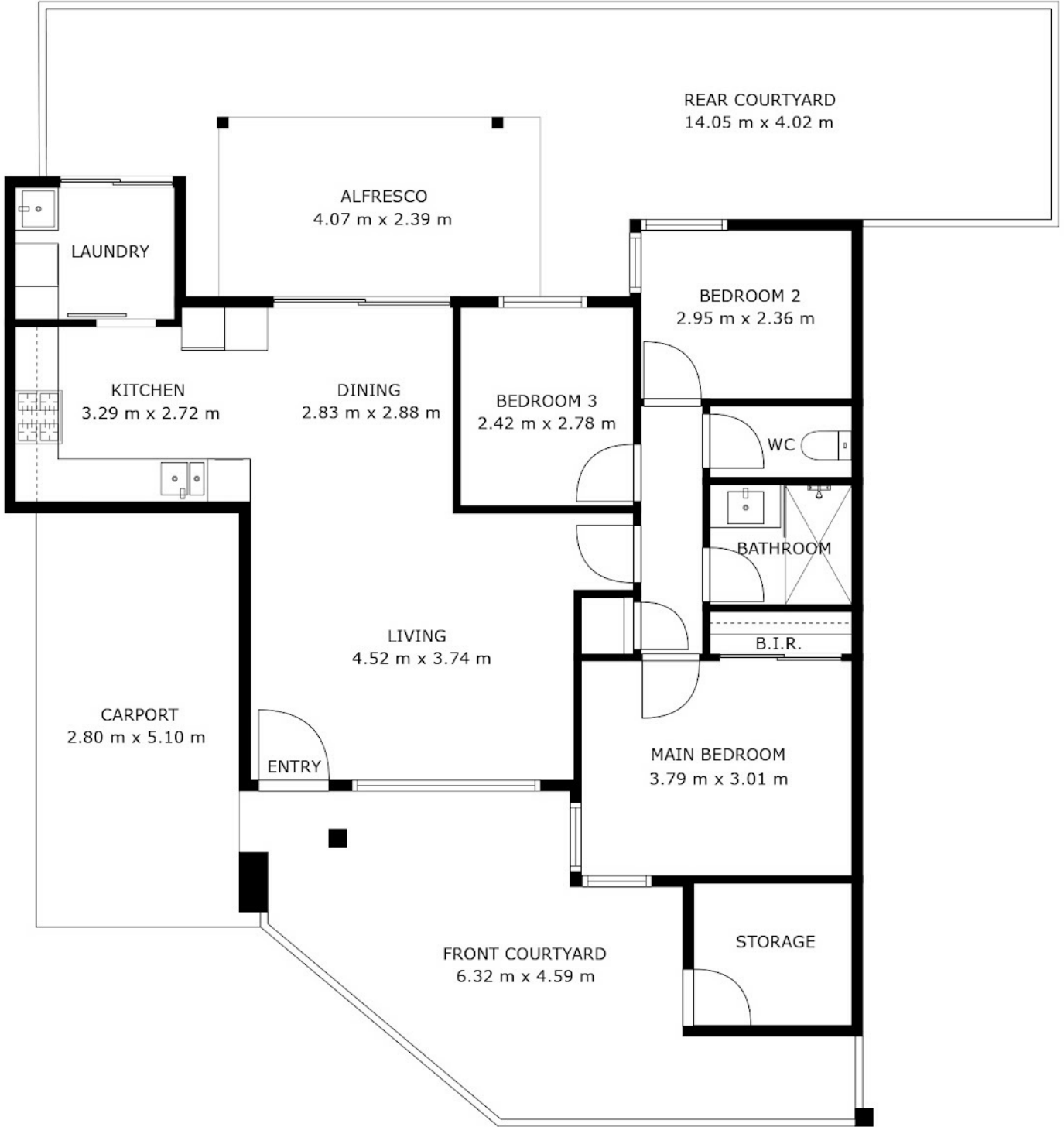
**PRICE:**  
**\$830,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Jarrad Eaton**  
**0403267251**

[jarrad@eatonproperty.com.au](mailto:jarrad@eatonproperty.com.au)  
[eatonproperty.com.au](http://eatonproperty.com.au)



<i>Approximate Areas</i>	
Internal Area	78m <sup>2</sup>
Front Courtyard	39m <sup>2</sup>
Rear Courtyard	50m <sup>2</sup>
Carport	14m <sup>2</sup>
Storage	5m <sup>2</sup>
Total Lot Area	167m <sup>2</sup>

**eaton**property

2/28 Collinson Way Leeming

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.

www.eatonproperty.com.au  
www.perthrealestatemedia.com

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



@realty