

1 Brice Close, Leeming, WA 6149

House For Sale

Friday, 17 May 2024

VIVID*

1 Brice Close, Leeming, WA 6149

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 781 m2

Type: House



Darryl Francis
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Best offer over \$900,000

OFFERS PRESENTED ON WEDNESDAY 22ND MAY AT 5PM – UNLESS SOLD PRIORThis charming 4 bedroom 2 bathroom family home on the corner also enjoys a tranquil cul-de-sac setting, offering the best of both worlds. Potential for subdivision subject to WAPC (Western Australian Planning Commission) approval.The largely-paved backyard has a covered outdoor patio-entertaining area and wraps around to a splendid rear pergola, off the back living/family room. Also in this part of the house are third and fourth bedrooms with built-in wardrobes, separated by a stylishly-renovated main family bathroom where a shower and separate bathtub help cater for everybody's personal needs.A central open-plan kitchen and dining area overlooks the main living space and plays host to a breakfast bar, a corner pantry, a stainless-steel range hood, electric cooktop, an under-bench oven and a stainless-steel dishwasher for good measure. It is also warmed by a burning pot-belly wood-fireplace heater.A spacious master suite off the entry benefits from the luxury of split-system air-conditioning, a ceiling fan, a walk-in robe and an intimate ensuite with a shower, toilet and vanity. Doubling living options is the front lounge room that welcomes you inside and pleasantly looks out to the surrounding trees.Walk down to the Melville Glades Golf Club and the spectacular John Connell Reserve from here, as well as other lush local parklands, bus stops, Banksia Park Primary School and the neighbourhood shopping village and restaurants. The property also falls within the sought-after catchment zone for nearby Leeming Senior High School and is in very close proximity to the Stockland Bull Creek Shopping Centre, Murdoch Train Station, the freeway, Murdoch University, St John of God Murdoch Hospital, Fiona Stanley Hospital, Fremantle, Jandakot Airport and other major arteries – Roe Highway included. With location comes opportunity – and this one is absolutely golden!Other features include, but are not limited to:•Solid brick-and-tile construction•Split-system air-conditioning in the family/living room•Functional laundry with storage, alfresco access and a separate second toilet•Security-door entrance•Single lock-up carport•Easy-care gardens•Two rear garden sheds•Side access•Large 781sqm (approx.) block•Built in 1986 (approx.)•Easy access to other shopping centres – including Westfield Booragoon and Kardinya ParkRates, Strata, Property & Local Information:Water Rates: \$1,431.22 (2022/23)City of Melville Council Rates: \$2,069.21 (2023/24)Year Built: 1986Block Size: 781sqmZoning: R20Primary School Catchment: Banksia Park Primary SchoolSecondary School Catchments: Leeming Senior High SchoolDISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.