

11 Westminster Road, Leeming, WA 6149



Sold House

Sunday, 10 September 2023

11 Westminster Road, Leeming, WA 6149

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m²

Type: House

Contact agent

This charming 4 bedroom 2 bathroom brick-and-tile family home is as solid as they come and offers comfortable and contemporary living for all involved. The perfect position of the property allows the kids to safely walk to both Leeming Primary School and Leeming Senior High School, with bus stops and a plethora of picturesque local parklands also nestled nearby and very much within arm's reach. The expansive front yard is securely gated for peace of mind and is made up of lush green grass and an exceptional garden gazebo that protects everyone from the elements – whether entertaining or relaxing and unwinding in the shade and away from the hot summer sun. Step inside and be pleasantly greeted by a carpeted formal open-plan lounge and dining area that is more-or-less the heart and soul of the floor plan. There is space for casual meals right next to the quality modern kitchen, where you will also find a storage pantry in the corner, a floating island breakfast bench, sparkling stone bench tops, a feature skylight, double sinks, a microwave nook, a stainless-steel Blanco range hood, a gas cooktop, separate oven/grill, glass splashbacks and more. A huge separate family room with original character brickwork has its own bar and is no doubt where most of your “down time” will be spent. Headlining the main sleeping quarters on the other side of the house is a commodious master-bedroom suite, complete with “his and hers” built-in double-door wardrobes, additional built-in storage in the middle of them and a spacious fully-tiled (and renovated) ensuite bathroom – shower, toilet, twin stone vanities and all. The second and third bedrooms are generous in size, have their own built-in double robes and are serviced by a practical family bathroom with a shower and separate bathtub. A versatile fourth bedroom – or study – near the living zones also has a built-in storage cupboard and can be whatever you want it to be. At the rear, a massive entertaining patio – accessible via both living spaces and the master suite – has a pitched ceiling and delightfully overlooks a shimmering below-ground swimming pool, as well as a verdant patch of backyard lawn for the pets and young ones to take full advantage of. Adding to the convenience of living here are the likes of wonderful community sporting facilities, medical facilities, Leeming Forum Shopping Centre, fantastic family restaurants, the stunning Melville Glades Golf Club, major shopping centres (such as Kardinya Park and Westfield Booragoon), the freeway, other major arterial roads, Murdoch Train Station, Murdoch University, the St John of God Murdoch and Fiona Stanley Hospitals, Fremantle and even the city all being situated only minutes away in their own right. Now this is a location you will learn to love quite quickly! Other features include, but are not limited to:

- Carpeted family room and bedrooms
- Functional laundry with linen and cupboard storage, plus external access for drying
- Powder room
- Split-system air-conditioning to the lounge/dining room
- Air-conditioning in the master bedroom
- Feature ceiling cornices
- Skirting boards
- Down lights
- Corner backyard garden shed
- Additional rear storage, attached to the house
- Reticulation
- Large double lock-up garage, with internal shopper's entry via the laundry
- Ample driveway parking space

Built: 1983* Land Area: 700sqm* Council Rates: \$2,419.71* Water Rates: \$1,400.77** Approximate