

**13 Burnett Avenue, Leeming, WA 6149**



**House For Sale**

Thursday, 25 January 2024

13 Burnett Avenue, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



Helen Richardson

## Best offer over \$900.000

Perfect for families, 13 Burnett Avenue, Leeming was built in 1982 and owned by the same family ever since. The spacious home offers three living areas, a swimming pool, and heaps of parking. Located across the road from Leeming Primary School and a short stroll to Leeming High School, the home is surrounded by parks and playgrounds. Within close proximity to Leeming Shopping Centre, Murdoch Train Station, Public Transport, medical services, Fiona Stanley Hospital, Murdoch University and so much more. This home is very authentic, and an absolute gem. It is loaded with opportunity and sure to be popular with savvy buyers. ALL OFFERS PRESENTED 5PM Friday 2nd February 2024. The seller reserves the right to accept an offer prior to the closing date. The property • Four bedrooms with wall-to-wall carpet • Main bedroom has WIR and ensuite • Two huge lounge rooms with wall-to-wall carpet • Open plan kitchen - dining - family opens to pool area • Two bathrooms - 2 WC • Ducted evaporative air conditioning plus ceiling fans • Economical Solar energy with solar hot water • Under cover outdoor area • In-ground salt pool with self-chlorinator • Secure three car garage • Leafy gardens - fully reticulated bore • Built in 1982: Block size 689m2: • Shire of Melville rates: \$2141.57 • Water rates: \$1431.22 Approx. CONTACT HELEN RICHARDSON on 0417 262 788 or email: helen@atrealty.com.au Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of these information, which is believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document. Interested parties should make independent enquiries and rely on their personal judgement to satisfy themselves in all respects.