

**14 Marine Drive, Leschenault, WA 6233**



**Sold House**

Friday, 8 September 2023

14 Marine Drive, Leschenault, WA 6233

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4290 m2

Type: House

## Contact agent

Attractive 2 storey 4 bedroom, 2 bathroom home on 4,290m<sup>2</sup> (just over an acre) block. Double gate entry, bitumen driveway with plenty of room for boat or caravan and access to powered 10m x 8m gabled shed with roller door and PA door and sectional workshop area. Extra storage and parking with a double lockup roller door garage and extra gabled double carport area in front of that as well as rear access up a fully sealed concrete driveway to the back of the property to a 6x3 gabled shed with extra lean to alongside. Lots of room to move with plenty of grassed areas to play on for the kids with reticulation from the bore and owner will even include ride on mower and chicken coop in the sale. Inside features include 3 downstairs living areas all with beautiful solid wood flooring to a formal lounge that leads into a large open planned stylish central kitchen/meals area with wooden island bench, plenty of cupboard space, induction cooktop and ducted reverse cycle air conditioning and that leads through to a sunken wooden floored family area with exposed beams that goes outside to a huge gabled enclosed decked patio area beautifully finished off with café style blinds and ceiling fan ideal for all year round entertaining. 2 minor bedrooms with ceiling fans and built-in robes are located downstairs along with the main bathroom, laundry and separate toilet. Upstairs is the main bedroom with reverse cycle air con, large ensuite and private decked balcony to the front of the property where you can drink your morning coffee amongst the trees. The 3rd minor bedroom is also upstairs with wooden flooring and built-in robe, but would also be ideal for a nursery, study or dressing room. Still close to schools, medical, shopping centres and sporting facilities and with easy access to school bus, 5 mins to Leschenault estuary and only 10 mins to Buffalo beach. A peaceful country feel, but still on scheme (town) water. Call Tony Roelofsen on 0438 026 611. FEATURES:

- 2 Storey – 4 bedroom, 2 bathroom home on 4,290m<sup>2</sup> block.
- Bitumen driveway – plenty of extra parking.
- Access to powered 10m x 8m gabled shed with roller door and PA door.
- Sealed concrete driveway to back of property and 6m x 3m shed with extra lean to.
- Plenty of grassed areas, retic from the bore, ride on mower and chicken coop included. Bonus scheme (town) water.
- 3 downstairs living areas all with solid wooden flooring.
- Living areas include: Front lounge, large open planned stylish central kitchen/meals areas, wooden island bench, induction cooktop, lots of cupboard space, ducted r/c air con, sunken lounge with exposed beams.
- Downstairs – 2 minor bedrooms with ceiling fans + built-in robes.
- Upstairs – main bedroom with r/c air con, large ensuite, private decked balcony and 3rd minor bedroom.
- Outdoor entertaining – huge gabled enclosed decked patio area with attractive café style blinds.
- Parking – Double roller door garage with big gabled double carport in front of it.
- Close to everything – schools, shopping centres, medical services, sporting facilities and more, but room to move and a real country feel. Call Tony Roelofsen on 0438 026 611.