

**16 Sierra Chase, Leeming, WA 6149**

**VIVID\***

**House For Sale**

Saturday, 18 November 2023

**16 Sierra Chase, Leeming, WA 6149**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 705 m2**

**Type: House**



Darryl Francis

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## From \$1.1m

Nestled in the heart of the vibrant suburb of Leeming, this exceptional 4 bedroom, 2 bathroom plus home office family home is a true embodiment of modern living. As you enter through the front door, you'll be greeted by a seamlessly flowing layout that effortlessly combines style and functionality. Moving into the home, the living/dining/home theatre showcases a warm and inviting atmosphere, a perfect spot for quality time with loved ones. The heart of the home is the recently renovated kitchen featuring stainless steel appliances, double fridge recess and ample storage. The adjacent family area, bathed in natural light, provides a comfortable haven for relaxation and casual gatherings. For those who love to entertain, the meals and games room offers a versatile space that opens out to the showstopper of this property, a spacious entertaining area overlooking the sparkling below ground solar heated swimming pool. Perfect for the upcoming warm summer days, it invites you to unwind, relax, and create lasting memories with family and friends.

**The Property:**  
Main bedroom with walk in robe and renovated ensuite  
Three queen sized minor bedrooms all with built in robes  
Home office/fifth bedroom with built in robe  
Renovated main bathroom and powder room  
Updated kitchen with stainless steel appliances  
Living/dining/home theatre  
Family room  
Games room  
Meals area  
Renovated laundry  
Large alfresco entertaining area with water feature  
Solar heated salt/chlorinated below ground pool with running waterfall  
Powered shed  
Double carport

**The Features:**  
Hardwood flooring to bedrooms and main living areas  
Freshly painted throughout  
Dishwasher  
Bore reticulation  
Ducted gas heating throughout  
Ducted evaporative air conditioning throughout  
Euro Sun 300L solar hot water system  
Sofa  
Solar System  
Single Phase Hybrid Inverter 5Kw (18 panels)  
Sofa  
Battery Storage 2 x 5KW Batteries (7-year warranty remaining)  
Manicured gardens with feature lighting  
Surround sound  
Bose speakers and TV to alfresco

Located in the sought after suburb of Leeming, this property is not just a home; it's a lifestyle. With its perfect blend of space, style, and convenience, it's an opportunity to embrace the best of family living in one of Perth's most desirable locales. Don't miss the chance to make this house your home. Contact us today to arrange a viewing and start the next chapter of your family's story in this remarkable Leeming residence.

Built: 1989\*  
Water Rates: \$1,528 pa\*  
Council Rates: \$2,500.00 pa\*  
Block Size: 705sqm\*\*  
Approximate\*