

**1a Howlett Place, Leeming, WA 6149**



**Sold House**

Tuesday, 30 April 2024

1a Howlett Place, Leeming, WA 6149

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 297 m2**

**Type: House**



Tom Cleary

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Nat Cleary

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**\$802,000**

Proudly presented by Tom and Nat Cleary. Quiet street in sought-after West Leeming, great investment you could not go wrong! With a well-designed floor plan that flows effortlessly and with multiple living options to the front and rear, this home would suit a number of family dynamics. Passing through the covered portico and on entry into this home, you are greeted with a spacious family living areas to the right of the foyer. Floor to ceiling glass windows on two sides allows plenty of natural sunlight to bath the entire room and stylish bamboo flooring in the main throughfare areas. Moving into the central hub of this home is the modern open plan kitchen in a neutral palette, with gas cooktop and stylish mushroom splash back tiles, large fridge cavity, dishwasher, and built-in pantry. The kitchen is surrounded by the meals area and casual living room, offering multiple living areas for the family to find their own area to chill out. Ducted evaporative air-conditioning, gas bayonet and gas hot water. Heading up the hallway past a huge double storage cupboard, unveils the sleeping wing of this delightful home, with the spacious master bedroom and two additional bedrooms, all with built-in robes. Huge bathroom with a bathtub, shower recess, double sized vanity and basin, and toilet with dual access. Ceiling heat light is also a great bonus on those chilly winter mornings. There is also an extra toilet for your family's convenience. Outside is a real surprise package, with an expansive alfresco area with an elevated gabled roofline that runs the rear of the property. Plenty of grass for the kids and pets, two established mango trees, private and fully fenced. Lovely well-maintained gardens, with reticulation to the mains for easy care. Single garage with a roller door to the front and rear, plus room for an additional two cars. As mentioned earlier the location is second to none and literally a short walk to West Leeming Primary School and Leeming Senior High School. Around the corner from Leeming Forum Shopping Centre, enjoy all the restaurants and cafes on offer, the IGA and two bottle shops. Close to Fiona Stanley Hospital, St John of God Hospital, Murdoch University, Bull Creek Shopping Centre, and Murdoch Train Station. Perfect Opportunity to get into West Leeming! Call Tom or Nat Cleary Now\* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.