

2 Bovell Gardens, Leeming, WA 6149

Sold House

Thursday, 7 March 2024

2 Bovell Gardens, Leeming, WA 6149

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 919 m2

Type: House



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\$1,325,000

This home was built in the good old days when blocks were still large and provided plenty of room for all the extras. In fact, even for a late-1980s build it sits on a super-sized 919sqm block. And it really does have room for all the extras a family will love. There's a pool and deck for hours of summer fun; lawn where the kids can run around, kick a footy or play some backyard cricket; a sandpit and kids' play area; and plenty of outdoor areas for entertaining or just relaxing with a cup of coffee. The house is super-sized too. It's built over three levels, with an amazing amount of space that can be used as you see fit. A statement front door opens to the middle level with gorgeous timber flooring. This level includes a lounge room that looks out to the front and back yards, a study and access to the double garage. Having the study near the entry is useful if you work from home and have clients drop by. Or you can use it as a study or activity room for the kids or additional bedroom. Take the stairs to the lower level where you'll find the main living areas, also with timber flooring. There's a family/games room with sliding door to one side of the wraparound patio and a dining room that opens to the other side of the patio - this is a nice secluded nook, where you can enjoy that cup of coffee or a quiet breakfast. There is also the spacious kitchen/meals area. The kitchen will handle family living and entertaining with ease. It has a huge amount of storage, a large island bench with breakfast bar and display cabinets, stone benchtops, a suite of stainless-steel appliances, pantry and fridge recess. The kitchen/meals area opens to the largest part of the patio, which runs along the back of the house. This space is perfect for large or small gatherings, or even as a sheltered place for the kids to play on rainy day. It overlooks the pool and lawn. A timber deck provides more entertaining or play space. The lower level also includes a laundry and bathroom - a great feature when you're entertaining or even when you need to come in from the pool and don't want to walk upstairs to the main bathrooms. The top floor contains the bedrooms. The master has carpet, mirrored built-in robes and an elegant ensuite with floor-to-ceiling tiling, shower and vanity unit. The toilet is separate and shared with the main bathroom with floor-to-ceiling tiling, bath/shower and pedestal basin. There are three secondary bedrooms with timber flooring and built-in robes. Other features include ducted airconditioning on the middle and top levels and split-system airconditioning in the lower family room; a garden shed; and gated side access to the backyard. The home is in a secluded location minutes from Winshaw and Phillip Jane parks, public transport and cycleways along Roe Highway. It also has easy access to South Street, with Roe Highway in one direction and the freeway and train station in the other. Melville Glades Golf Club; Banksia Park, Leeming and Burrendah primary schools; Willetton High School; and a range of shops are nearby.

Inside

Lower level
Timber flooring throughout
Family/games room with split-system airconditioning and understair nook
Formal dining room
Kitchen/meals area
Kitchen with island bench with breakfast bar, stone benchtops, underbench and overhead storage, stainless-steel appliances including oven, gas cooktop, rangehood and dishwasher, microwave nook, pantry and fridge recess
Bathroom with shower, vanity unit and toilet
Laundry with linen cupboard
Middle level
Timber flooring throughout
Ducted airconditioning
Front entry
Lounge room
Study
Upper level
Ducted airconditioning
Carpeted master bedroom with mirrored built in robes, external door and ensuite with floor-to-ceiling tiling, shower and vanity unit
Three bedrooms with timber flooring and built-in robes
Bathroom with floor-to-ceiling tiling, bath/shower and pedestal basin
Separate toilet
Linen cupboard

Outside
919sqm block
Large wrap around paved, covered patio/alfresco area
Timber deck
Lawn and garden beds
Sandpit and playground equipment
Swimming pool with shade sails and covered deck
Garden shed
Double garage with internal access and door to the patio
Side gate to the backyard
Solar panels

Estimated current: Rates \$2,507.76 Water \$1,569.96 p/a

Before you bid: <https://www.beforeyoubid.com.au/purchase/2-bovell-gardens-leeming-wa-6149/building-pest>*Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information presented. Kim Turner Real Estate provides this information without any express or implied warranty as to its accuracy. Any reliance placed upon it is at the client's own risk. Kim Turner Real Estate accepts no responsibility for the results of any actions taken or reliance placed upon this document.*