

**24 Broadbent Loop, Leeming, WA 6149**



**Sold House**

Wednesday, 6 September 2023

24 Broadbent Loop, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 770 m2**

**Type: House**



Nat Cleary

0412899096

**\$875,000**

Proudly presented by Tom and Nat Cleary. Great Location! Invest now for your Future! Tenanted until 14/04/2024. This large 770sqm corner block with dual street frontages and the Potential for Subdivision (subject to WA planning commission approval and approval from relevant authorities) is a definite to inspect! On approach, this home has lovely street appeal, and up the driveway and through the front covered portico, you enter the welcoming foyer area. The eye is drawn to the lovely wood look flooring, and the light and fresh feel as a first impression. To the left is a large family living room, offering multiple living options for the largest of families. Across the foyer is the master bedroom with walk-in robe, and plenty of hanging space and shelving. Stylish white plantation shutters to the front two rooms, allowing ample natural sunlight to bathe the rooms. Moving through the home past the built-in linen cupboard, brings you out into the central buzz of this fabulous home, being the spacious open plan kitchen surrounded by the dining and family living rooms. With ducted evaporative air-conditioning throughout and a cozy gas fireplace off the kitchen, ensure the family is comfortable all year round. The kitchen has heaps of benchtop space, built-in pantry, dishwasher, gas cooktop and electric wall oven, handy microwave nook, and plenty of cupboards and drawers. To the rear of the family room is a huge sunken third living area, that could lend itself to a multitude of uses, media/games room or kids' playroom. Heading up the hallway is the three additional bedrooms, all with built-in robes and large built-in laundry. Stylishly renovated bathroom with dual access, deep white bathtub, separate shower recess, lovely white vanity with round stone basin on top, and in a neutral grey and white palette, plus toilet. Solar panels, solar storage hot water with electric back up and bore reticulation offers energy efficiency and low utility bills. Outside boasts two expansive alfresco areas, framed by beautiful established garden beds, private fully fenced rear garden teeming with native birdlife and plenty of grass for the kids and pets, and a huge workshop/shed to one corner. Large double carport accessed from Edinger Corner, plus room for two additional cars, and fenced for security and peace of mind. Double gate access to the backyard from the rear of the carport, and bonus access from Broadbent Loop and Edinger Corner. Close to Leeming Forum Shopping Centre, Schools, and sought-after public transport. Also close to Murdoch Train Station, Fiona Stanley Hospital, St John of God Hospital, and Murdoch University. Invest Now For Your Future! 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.