

**3/13 Bold Court, Leederville, WA 6007**



**Sold House**

Thursday, 19 October 2023

3/13 Bold Court, Leederville, WA 6007

**Bedrooms: 2**

**Bathrooms: 2**

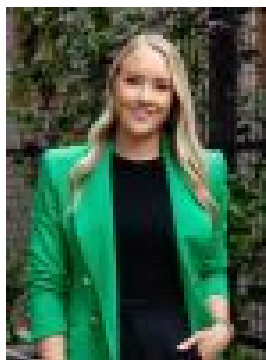
**Parkings: 2**

**Area: 124 m2**

**Type: House**



Paul DiLanzo  
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**\$875,000**

Stunning BRAND NEW townhouse in small group - perfectly positioned to all the Leederville lifestyle has to offer! Positioned quietly at the end of a cul-de-sac and within a short stroll to everything you love about Leederville central, you will be spoilt for choice here. Entertain at home, go out for endless days and nights of fun or simply walk to the Leederville train station to pop into the city for work or shopping. WHAT YOU NEED TO KNOW:- One in a small group of nine survey strata brand new townhouses built by luxury home builder Ian Collins Homes.- Downstairs big bedroom or work from home space with built in robe and private ensuite bathroom.- Double lock up garage with storage area and shoppers entrance straight into the home.- Laundry with access to drying court.- Upstairs big master bedroom with ensuite bathroom, built in robes and sliding door access to terrace.- Separate powder room bathroom for guests.- Big living and meals area with high raked ceilings and loads of natural light.- Bi fold doors that lead out onto large alfresco area that feature vergola roof system that can be opened and closed to enjoy all year round comfort.- Stunning kitchen with stone tops, quality stainless steel appliances and good storage as well as breakfast bar.- Polished concrete floor to living and meals area.- Engineered timber flooring to downstairs entry and stairwell and quality carpets to the bedrooms.- Under stair storage area.- Separate reverse cycle split system air conditioners to living area and both bedrooms.- Security alarm system.- Solar panels.- End townhouse and it doesn't share common walls.- Built: 2023- Total living: 110sqm (approx) OUTGOINGS- Council rates: \$TBI- Water rates: \$TBI- Low strata fees of \$792/pa (approx) for common driveway and gardens etc.