

**40 Matthew Avenue, Leeming, WA 6149**



**House For Sale**

Saturday, 30 March 2024

40 Matthew Avenue, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1062 m2**

**Type: House**



Tom Carlin Team

## UNDER OFFER

**FIXED DATE SALE - ALL OFFERS PRESENTED 8TH APRIL** Nestled in the coveted suburb of Leeming, 40 Matthew Avenue offers a rare opportunity to secure an expansive family home on a huge 1062sqm block with subdivision potential. This immaculate property boasts four bedrooms, two bathrooms, and a host of impressive features designed for comfortable living and entertaining. Upon arrival, be captivated by the vastness of the property, with a spacious frontage and a large gate providing convenient side access. The presence of a shed adds further versatility, perfect for storage or hobbies, while the sprawling outdoor area features a sparkling below-ground pool & pond, creating an inviting oasis for outdoor gatherings and relaxation. Step inside to discover a home filled with natural light and multiple spacious living areas, providing ample room for the whole family to spread out and enjoy. The renovated bathrooms add a touch of modern luxury, while the separate laundry enhances functionality and convenience. Entertaining is a delight with the massive outdoor area, ideal for hosting gatherings with family and friends. Whether it's a summer barbecue by the pool or a leisurely afternoon in the shade, this outdoor space offers endless possibilities for enjoyment and relaxation. The property is equipped with essential features for modern living, including air conditioning, solar panels for energy efficiency, and automatic reticulation for easy garden maintenance. Positioned in a prime location, 40 Matthew Avenue is surrounded by multiple parks and is just a stone's throw away from Melville Golf Centre, offering recreational opportunities for the whole family. Leeming Primary School is conveniently located nearby, while Murdoch University and grocery shops are just a short drive away. Easy access to the freeway ensures seamless connectivity to Perth CBD and beyond. Don't miss your chance to secure this exceptional property with development potential in one of Leeming's most sought-after locations. Whether you're looking for a spacious family home or considering subdivision options, 40 Matthew Avenue presents an unparalleled opportunity for discerning buyers. **DISCLAIMER:** This advertisement has been written to the best of our ability based upon the seller's information provided to us. Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.