

**47 Collinson Way, Leeming, WA 6149**



**Sold House**

Friday, 15 March 2024

47 Collinson Way, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 735 m2**

**Type: House**



Tom Cleary

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Nat Cleary

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**\$895,100**

Proudly presented by Tom and Nat Cleary. This property represents fantastic value and a great opportunity for entry level into desirous Leeming and is being sold on an as is basis. This four bedroom, 1-bathroom home set on a large 735sqm block, with parking for up to three cars is a must to inspect. Rare opportunity for someone to take this home (with great bones), in its original state, onto a new chapter of its life, the ultimate Diamond in the Rough! On entrance into this home, and across the entry foyer is a spacious sunken family living room and large dining area to the rear, which would lend itself to the perfect scullery. Entering the central family hub is the original retro open plan kitchen, positioned so you are looking out over the huge back garden and alfresco area. Off the kitchen is the casual family living room and dining room. Up the hallway to the right there is the three minor bedrooms, one with a built-in robe. To the opposite end of the hallway past the built-in laundry and separate toilet, is the master bedroom. With large double built-in robes offers plenty of space and storage. Handy glass sliding door that leads out to the alfresco area, and to the rear there is room to put in an ensuite if you so desire. Great sized bathroom with bathtub, shower recess and double sized vanity, with room to renovate as you certainly have the space, be creative. Outside is really your oyster and has unlimited options and huge space to take to the next level, it just needs a bit of love and care. Room for a pool, heaps of room for the kids and pets, plus garden shed, storage room and bore reticulation front and back for easy maintenance. Single carport with room for two additional cars. Huge Potential with Great Bones! If you're looking for a property that you can take to the next level for future capital growth, then this is the home you're looking for. Ideal location being close to Bull Creek Shopping Centre, Public transport, Murdoch Train Station, Hospitals and Murdoch University. Call Tom or Nat Cleary Now

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