

6 Howlett Place, Leeming, WA 6149

House For Sale

Thursday, 25 January 2024



6 Howlett Place, Leeming, WA 6149

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 702 m2

Type: House



Gemma Bowen

0410721110

Price Guide - Mid to High 800's

FIRST HOME OPEN - SAT 27TH JAN, 11 - 11.30AM If you are looking for a new family home or sound investment in West Leeming, then look no further! This beautiful home is located in a quiet cul-de-sac surrounded by quality homes, it is move in ready yet also offers plenty of potential. Whether that is some cosmetic upgrades to increase equity fast or an extension out or upwards - you will not overcapitalise in this location! This property has an expansive front yard, with lawn, mature trees and pretty gardens as well as a long driveway for plenty of parking, there is even the perfect spot for a caravan or boat. There is a shaded verandah to enjoy and look over your domain too. Off the entrance you can turn right into a sunken lounge with a beautiful bay window. That leads up a level into a formal dining with door to open plan and kitchen ideal for entertaining. You could look at erecting a wall between the two spaces to make a lounge and perhaps an office. To the left of the entry was the master bedroom with walk in robe and ensuite. There is also a linen cupboard and a door to the open plan off hallway - allowing the whole front of house to be closed off - ideal for families allowing that much needed separation. There is a large open plan living area that is flooded with natural light. The kitchen has been renovated with stainless steel appliances and a new splashback and there is a large storage room/scullery which you could turn into a huge asset. The big wood fire will keep you cosy in winter and gives the room a lovely focal point. There is also a study nook to keep an eye on the kids doing their homework and feature beams on the ceiling. There are sliding doors leading out to the gorgeous backyard. The laundry is located off the open plan with access outside as well. Separated by a sliding door is the children's wing of the house with 3 bedrooms, two with double built in robes, a bathroom with bath, shower and vanity and a separate wc. To keep you comfortable there is evaporative air conditioning, gas point, ceiling fans and the wood fire. There are also solar panels to help keep those bills down. Set on a large 702m² block, the backyard is gorgeous and ready for a family, pets, entertaining or just enjoying the tranquil space yourself. There is a large lawn area, beautiful garden beds, mature trees and a huge patio with outdoor kitchen. There is a single enclosed carport with roller door, small garden shed and a brick workshop which is insulated and has power - add a ceiling and flooring and this could easily be used for a variety of purposes, an office, studio or extra living room for the kids to name a few (STCA). Farrington shops, Bullcreek shops, the freeway and Murdoch train station are all close by. As are the hospitals and university. The CBD is only approximately 20 minutes drive away. Located in the zones for West Leeming Primary and Leeming SHS. There are all of the community amenities you could require on your doorstep. This property will not last long in this location! Do not miss this opportunity! Contact your Leeming specialist - Gemma Bowen for further information on gemma@nextvisionrealestate.com.au

FEATURES:

- Quiet cul-de-sac
- West Leeming Primary Local Intake Area
- Huge front yard with lawn and gardens
- Formal sunken lounge
- Formal dining
- Renovated kitchen with stainless steel appliances and new splashback
- Scullery/walk in pantry
- Meals area
- Family room with Masport wood fire
- Study nook
- Laundry with trough, cupboard and new splashback
- Master bedroom with WIR and ensuite
- 3 minor bedrooms (2 with double built in robes)
- Main bathroom, separate wc
- Linen cupboard
- Evaporative air conditioning approx. 1 year old
- Gas point
- Some ceiling fans
- Solar system with 5kw inverter and 18 panels
- Bore with auto reticulation to front and rear
- Large gable patio with rendered wall and outdoor kitchen
- Large lawn area and beautiful gardens
- Powered, insulated brick workshop (potential home office STCA)
- Small shed
- Single garage (enclosed carport) and long driveway
- New carpet throughout
- New paint throughout
- New lighting
- New back lawn
- Built 1985

THINKING OF SELLING? Contact Gemma Bowen today to find out what your home is worth in the current market!