

# 8 Fletcher Court, Leschenault, WA 6233

## House For Sale

Saturday, 15 June 2024



8 Fletcher Court, Leschenault, WA 6233

Bedrooms: 4

Bathrooms: 2

Area: 4709 m2

Type: House



Jay Standley  
0897211144

## All Offers Invited

Welcome to 8 Fletcher Court, Leschenault—a stunning property that perfectly combines country charm with modern comforts. This 4-bedroom, 2-bathroom home, built by Country Builders, sits on just over 1 acre of land. Step inside to discover stunning timber floors, a newly renovated kitchen, and freshly painted interiors throughout. With ducted air conditioning, you can enjoy comfort all year round. The outdoor space is equally impressive, featuring a wrap-around verandah that offers serene views of the estuary and surrounding bushland. The 17m x 9m gabled entertaining area is perfect for hosting gatherings, complete with a pizza oven to delight your guests. The expansive garden includes a veggie patch and a variety of fruit trees such as mango, banana, and avocado, making it a gardener's paradise. Additionally, the property boasts a 7m x 12m powered workshop, ideal for hobbies or extra storage. This home offers a unique blend of peaceful rural living with all the modern amenities you need. Don't miss the opportunity to make this beautiful property your own.\*\*\*Call Jay Standley to register your interest or to book a viewing \*\*\*Features: - 4709 sqm Block- Built in 2005 by Country Builders- 4 Bedrooms- 2 Bathrooms- Brand new kitchen- Freshly painted- Ducted air conditioning- 17m x 9m Gabled outdoor entertaining area with pizza oven- 7m x 12m powered shed- Connected to mains water- Connected to the bore Nearby: 1km to Leschenault Estuary 5.8km to Buffalo Beach 7.3km to Parkfield Primary School 8.7km to Australind Senior High School 8.8km to The Australind Village 9.8km to Leschenault Leisure Centre Shire Rates: \$2364.56 Water Rates: \$282.60 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731