

8 Leeder Street, Safety Bay, WA 6169



Sold House

Tuesday, 3 October 2023

8 Leeder Street, Safety Bay, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 106 m2

Type: House



David Parlor
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Contact agent

CHARMING FAMILY HOME ON A 704SQM BLOCK WITH ADDED WORKSHOP Overflowing with charm, this simply wonderful property sits in a perfectly positioned pocket of Safety Bay, close to all the day-to-day amenities you could need, and only moments from the pristine coastline and beaches. The homes front façade will draw your attention immediately, with its extensive green lawn and feature window awnings, then moving inside you have a dedicated lounge, dining area and modern kitchen with a central family living space, along with 3 great sized bedrooms and a fully equipped bathroom. Outside you benefit from an enclosed patio space, plus a secondary outdoor entertaining area, yet more green lawn and a powered workshop, all wrapped up on a 704sqm block. Features of the home include:- Updated galley style kitchen with extensive crisp white cabinetry including both upper and lower cupboards, a full height double door pantry, in-built electric oven and cooktop with integrated rangehood, ample bench space and plenty of natural light - Dining area off the kitchen for convenience, with soft carpet underfoot and an easy flow to the living space - Spacious formal lounge, with arched opening, carpeted flooring, a ceiling fan and effective reverse cycle air conditioning unit for comfort in any season - Open family room with tiling, centrally placed with access to the enclosed patio and all internal living, making it a flexible space that can be utilized to suit your needs - Generous master suite with cooling ceiling fan and another reverse cycle air conditioning unit for complete comfort - Two further well-placed bedrooms, one with a reverse cycle air conditioning unit and both with soft carpet under foot - Family bathroom with sweeping vanity and walk-in shower - Laundry with built-in storage and direct garden access for ease of use - Large, enclosed patio space, with tiled floor and warming fire for year-round use - Secondary undercover patio overlooking the gardens - Vast green lawn to the rear garden, fully fenced to allow the children or pets to safely play, with gated entry to the front yard and potential side access - 6m x 4m powered workshop with roller door and drive through access from the carport - Handy garden shed for additional storage - Carport with roller door, and parking for two vehicles tandem, with drive through garden access Built in 1977, this solid brick-built home sits in a prime position for family living, just a short stroll to the Safety Bay Primary School, the well-stocked library and local parkland, and carefully situated close to all the local highlights with Lake Richmond and the stunning beaches and foreshore just a quick trip away. You also have a range of shopping facilities, easy public transport links and a variety of quality dining facilities with the local cafes, bakery and restaurants all just moments from home, ensuring this property will be an appealing opportunity for a wide variety of buyers. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.