

# 9 Reef Place, Leschenault, WA 6233



## House For Sale

Friday, 10 May 2024

9 Reef Place, Leschenault, WA 6233

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 4019 m2**

**Type: House**



Joel Standley  
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## All Offers Invited

Welcome to 9 Reef Place, a stunning 4-bedroom family home situated in the peaceful suburb of Leschenault. With its spacious layout, modern features, and convenient location, this property offers the perfect combination of comfort and style for your family. That warm, cozy, cottage feel with a hint of rustic charm. With a mixture of the laminate spotted gum flooring throughout, exposed bricks and the raked ceilings give you that wow factor every time you enter the room. From the moment you step foot into this beautiful home, you'll be greeted by the newly renovated kitchen, complete with top-of-the-line appliances and ample storage space. Whether you're a seasoned chef or simply enjoy cooking for your loved ones, this kitchen is sure to impress while enjoying the view of the expansive front yard through the large windows. The centerpiece of the living room, the striking staircase leading up to the bedrooms, has an industrial feel and is a feature of its own. The property boasts four generous bedrooms, providing plenty of space for the whole family. With its modern fixtures and stylish design, the bathroom offers a tranquil space to unwind and relax after a long day. With a 15m x 5m outdoor patio area, which wraps around majority of the house, this house is perfect for entertaining all year around. Even on those cooler nights, entertaining outdoors won't be a problem with your own outdoor firepit. With a well-manicured garden and heaps of room for the kids and pets to run around, this property has absolutely everything you would need to call home. Property Features: • 4 Bedrooms • 1 Bathroom • 1 Study • 1 Theatre room/Second Lounge room • Firepit in front yard and backyard • Air-conditioning to the main bedroom, living room, kitchen and lounge room • Instantaneous hot water system • Outdoor fireplace • Outdoor shower • 3500L rainwater tank • 2 bay carport • Four bay standalone carport at the rear • Woodshed • 6mx9m Rear powered carport with side access • 6mx6m Front Powered workshop with fireplace with double carport attached • 5mx4m Rear powered storage shed • 3mx3m Side garden shed with lean-to • Chicken pen • Raised vegetable gardens • Electric front gate with remotes • Full lawn/Garden reticulation on bore • Round about driveway Don't miss out on the opportunity to make 9 Reef Place your new family home. Contact Joel Standley today to arrange a private inspection and experience the lifestyle this property has to offer. Shire Rates: \$2292.45 Year Built: 1994 Land Size: 4019m<sup>2</sup> 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