

**94 Sylvan Crescent, Leeming, WA 6149**

**Regal Gateway**

**House For Sale**

Saturday, 2 December 2023

94 Sylvan Crescent, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 717 m2**

**Type: House**



Samantha Francis

0403434667

## ALL OFFERS PRESENTED

You'll be pleasantly surprised at the size of this four bedroom, two bathroom family home with multiple living areas for the whole family to enjoy. With so much space to offer and located conveniently near all amenities it truly is the perfect family home. But don't take my word for it, come and see for yourself! Freshly painted and offering heaps of potential the property offers:

- Large master suite with fitted walk in robe
- Spacious en suite
- 3 other generously proportioned bedrooms with spacious robes
- Sunken formal lounge or TV room
- Formal dining room
- Well appointed kitchen with expansive bench top, large pantry, microwave recess, separate oven and cook top, dish washer and an abundance of cupboards and draws for storage
- Open plan living area with high ceilings
- A separate informal dining area
- Bathroom with shower and bath tub
- Family sized laundry
- Ducted evaporative air conditioning
- Built in 1990
- Internal living space 197sqm
- Informal dining area
- Large pergola for entertaining
- Shed
- Convenient location

The outside space offers endless opportunity for entertaining large gatherings under the expansive pergola whilst the back yard offers grassed terraced areas and a large shed for added convenience. With a wide frontage, 2 car carport, extra long drive way for additional parking timeless facade and conveniently located within walking distance to public transport, schools and parks, viewing of this property is essential to be fully appreciated. Call Samantha on 0403 434 667 for more information.\*

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