

# 19B Twin Branch Rise, Leeming, WA 6149

## Duplex/Semi-detached For Sale

Friday, 5 July 2024



19B Twin Branch Rise, Leeming, WA 6149

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 166 m2

Type:

Duplex/Semi-detached



Jim Mentasana

0411705674

**From \$880,000**

SET DATE SALE - ALL OFFERS PRESENTED WEDNESDAY 10TH JULY 4PM. The seller reserves the right to accept an offer prior. You will be impressed as soon as you arrive, at the size of this fabulous separate duplex situated at the very top of the cul-de-sac in a sought-after location. The spacious rooms inside will surprise you along with the feeling of openness due to the high ceilings in the living area and the many windows letting in the light but still keeping your privacy. Features include: Entry hall Large formal lounge and dining room King size master bedroom with walk in robe Ensuite to master 2nd & 3rd bedrooms both queen bed size with double door robes Open plan kitchen with gas cook top & electric oven Meals area and family room have high ceilings, lets in fabulous light from many windows and overlooks rear garden area Paved patio/pergola for your outdoor entertaining Double auto garage/carport Good size store room under main roof Extras include, near new ducted evaporative air conditioning, split system r/c air conditioning to main bedroom, auto reticulated lawns and gardens. This type of property does not come up very often and if you are looking to downsize, invest or live in yourself and want to stay in this amazing suburb then you will need to put this one on your list to view. Leeming is a very sought after suburb for families and investors with all it has to offer in the way of amenities. What other suburb can offer a University, Public hospital, Private hospital, good rated senior high school, 3 fabulous primary schools, local shopping center, cafes, Roe Highway access, Freeway access, Train/bus terminal and all this within 5 minute drive or walking distance? Add to this the closeness to the CBD, many parks and recreation facilities and many medical centers too. Popularity has grown for this suburb so make sure you are in the running for this one. Proudly Presented by Jim Mentasana of Next Vision Real Estate. If you would like any further information on this property, the Local area or any Real Estate Matter please call Jim on 0411 705 674 or email to [jim@nextvisionrealestate.com.au](mailto:jim@nextvisionrealestate.com.au)