

# 11 Kooden View, Leda, WA 6170

## House For Sale

Friday, 5 April 2024

11 Kooden View, Leda, WA 6170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 510 m2**

**Type: House**



Helen Souter  
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## UNDER OFFER

UNDER OFFER BY HELEN SOUTER\* Will be sold As Is Where Is\* Approx weekly rent as is \$530 with potential for more once paint/flooring etc done\* Block size 510m<sup>2</sup> (approx.) and house 133m<sup>2</sup>\* There is no floorplan available \* Council rates approx \$2049 per annum, water rates approx \$960 per annum Located in a cul de sac location this 4 bedroom 2 bathroom home with large living area this home is within easy distance of shops, schools, and transport. Built in 1985 and situated on a sunny elevated 510 m<sup>2</sup> (approx.) this property could be a fantastic project for a home buyer. Large formal living room area Open plan dining / kitchen / 2nd living space With sliding door out to patio Evaporated ducted cooling (not warranted) Kitchen with pantry, lots of cupboards Gas bench plates and wall oven (not warranted) Master bedroom situated off formal front lounge with walk in robe En suite bathroom off master bedroom With shower, vanity and toilet 3 good sized minor bedrooms Two with robe recesses Master bathroom has separate shower, tub and vanity Laundry has sliding door to backyard and 2nd toilet is separate off laundry Lots of parking space out front Single carport parking Through access to backyard Elevated area with medium size shed Email or text Helen 0401 056 564 to register your attendance at the upcoming open home!