

**12B Peggs Place, Leeming, WA 6149**



**House For Sale**

Wednesday, 26 June 2024

**12B Peggs Place, Leeming, WA 6149**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tom Cleary

0434513622



Nat Cleary

0412899096

**From \$795,000**

Tucked away at the end of the quiet cul-de-sac in a sought-after pocket of Leeming, this delightful property with no Strata Fees is a must to inspect! Such a beautiful approach to this home, as you walk along the driveway and a perfect first impression is the lovely green grass leading up to the handy side gate and lush established agapanthus lining the right side of the driveway. Passing through the covered portico and on entry into this home, you are greeted with multiple spacious family living areas and stylish new beautiful wood look flooring throughout. Words that come to mind are light, bright, fresh, versatile spacious and masses of room lending itself to a multitude of family dynamics, as we all live differently. On entrance you immediately notice the fresh new feel of new blinds, lighting, fan lights and freshly painted in a neutral white...simply add your own pops of colour! Moving into the central hub of this home is the fabulous open plan kitchen in a lovely neutral palette, with plenty of bench space, electric cooktop, good-sized fridge cavity, wall oven, built-in pantry and breakfast bar. Breezing through this wonderful property is another large living area, again could make the perfect home office, kids' playroom or dining room due to its proximity to the kitchen, or turn into a scullery. Ducted evaporative air-conditioning to the front of the property, gas bayonet in the front room, and electric hot water. Heading up the hallway is the three bedrooms, all with built-in robes, new carpet and new fan lights. Huge laundry with double linen cupboard and separate toilet, plus two storage cupboards in the hallway, there is storage in abundance in this property! Good-sized bathroom with new wooden vanity with four large modern drawers and white stylish basin. Shower recess, bathtub and the large window above the bathtub allows plenty of natural sunlight to bathe the room. Outside has a covered alfresco area looking out over the picturesque back garden, with a gorgeous established hedge lining the back fence and splashes of colour from the flowering trees and shrubs. Plenty of grass for the kids or pets to run and play and room for a pool if you so desire. Bore, new garden shed, side access from the back of the carport on the left and a gate to the backyard to the right of the home. Double covered carport, plus room for another 2 cars. Close to Leeming Forum Shopping Centre, Leeming Senior High School, Leeming Primary School and sought after public transport. Also close to Murdoch Train Station, Fiona Stanley Hospital, St John of God Hospital and Murdoch University. This property represents fantastic value for money and is move in ready. Relaxed Lifestyle Home...Low maintenance! Call Tom or Nat Cleary Now\* Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.