

# 4 Andrene Court, Leeming, WA 6149



## House For Sale

Sunday, 23 June 2024

4 Andrene Court, Leeming, WA 6149

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Darryl Francis  
0412921288

## Best Offer Over \$1.2M

All offers presented 4pm Wednesday 26th June 2024 Step inside and be prepared to be blown away by the style and class this magnificent home has to offer. Everything is done for you, just move in and enjoy. 4 bedrooms, 2 renovated bathrooms plus study. Off to the right of the foyer is a fully working theatre room complete with projector and screen. Make your way to the hub of the home, with its high ceilings embracing the kitchen, meals, family and games rooms. You will enjoy every moment cooking in the spacious kitchen with gas hot plate, electric oven, dishwasher and appliance cupboard. And what makes it even better you can watch the kids enjoying the fully fenced, below ground salt water pool or if you desire sit back and relax under the fully gabled patio area or under the shade sails. And Dad won't miss out with his large fully powered workshop. We could go on and on about the beauty this home has to offer, viewing will reveal all. The list of features is endless including but not limited to: 4 bedrooms with split system reverse cycle air conditioning to Master Bedroom 2 fully renovated bathrooms Study Theatre room, projector, and screen with reverse cycle air conditioning Kitchen, dishwasher, gas hot plate, electric oven Meals area Family room, wood fireplace Games room with reverse cycle split system air conditioning Roller shutters to front of house Gas hot water system Security system Fully fenced below ground salt water pool Gable roof patio Fully powered workshop Bore retic gardens Side access to rear Double carport Disclosure: Solar panels on roof are not operational and will not be at settlement Rates, Strata, Property & Local Information: Water Rates: \$2145.00 (2022/23) City of Melville Council Rates: \$1551.00 (2023/24) Year Built: 1986 Block Size: 742m<sup>2</sup> Zoning: R20 Primary School Catchment: West Leeming Primary School / Leeming Primary School Secondary School Catchments: Leeming Senior High School DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.