



15 Beresford Pl, Leeming



## LEAFY LEEMING HAVEN: SPACE, STYLE & SUPERB LOCATION

Nestled in a sought after area in Leeming, this beautifully maintained 4 bedroom, 2 bathroom home offers the perfect blend of space, comfort and convenience.

Location is everything, and this property is ideally positioned opposite a park and just minutes from key amenities. Families will love the easy access to top schools, parklands, public transport links and an array of shopping centres, including Garden City Shopping & Cine Centre. Murdoch University, Murdoch Train Station, medical facilities, the Kwinana Freeway and the Roe Highway are all within close reach, making daily life effortless.

Boasting a generous 731sqm block in a delightful Cul De Sac, with a leafy frontage that ensures privacy, this single level residence is designed for relaxed family living.

A standout feature of this home is its three master sized bedrooms, providing ample space and comfort for every family member.

 4  2  2  731 m<sup>2</sup>

Price	Offers Over \$1.295m
Property Type	Residential
Property ID	213
Land Area	731 m <sup>2</sup>

**INSPECTION TIMES**  
Sun 06 Apr, 1:45 PM - 2:15 PM

**AGENT DETAILS**  
Lee Tamblin - 0466 250 944

**OFFICE DETAILS**  
One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944



Complemented by two separate living areas and a large modern kitchen, this home is perfect for both everyday living and entertaining.

Outside, and you'll find a fantastic outdoor entertaining space, featuring a large paved patio area surrounded by easy care, reticulated gardens. Whether it's a weekend BBQ or a safe haven for children and pets to play, this backyard is designed for enjoyment.

Lovingly owned for over 38 years, this home is now ready for its next chapter. Well maintained, well built and exceptionally located, it's a rare opportunity not to be missed!

Features include,

- \* Spacious and welcoming entry
- \* Large formal lounge room with beautiful Jarrah flooring
- \* Separate dining area with Jarrah flooring
- \* Good size master bedroom with double BIRs and ensuite
- \* Open plan kitchen/meals & living area
- \* Huge modern kitchen with granite benchtop and built in dishwasher
- \* Plenty of kitchen storage
- \* Laundry off the kitchen
- \* 2 Master size minor bedrooms both with double BIRs
- \* Separate study (or 4th bedroom)
- \* Main bathroom and separate w.c. (in laundry)
- \* Outdoor entertaining area
- \* Double garage with shoppers entrance
- \* Attractive rear gardens
- \* Bore reticulation front & back
- \* Shed
- \* Ducted evaporative air conditioning
- \* Solar hot water system with electric booster
- \* Cul De Sac location
- \* 731sqm block
- \* Built in 1979

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