

Sold



3 Westmorland Dr, Leeming



## DREAM FAMILY HOME IN LEEMING!

Step into your own private oasis nestled within the coveted northern enclave of Leeming. This remarkable property caters to every aspect of family living.

Upon arrival, the entrance welcome you to the expansive sunken and split-level formal and dining areas. Whether hosting elegant soirées or settling into a productive work from home routine, this versatile space adapts effortlessly to your needs.

The heart of the home lies in the open plan kitchen and living area, seamlessly flowing out to the covered outdoor retreat. Picture yourself entertaining under the stars, with ample room for lavish BBQs overlooking the inviting below ground pool and a lawn area with shrubs in a raised bed creating an idyllic backdrop.

Inside, four carpeted bedrooms and two bathrooms await, complemented by a centralised air conditioning system. Parking is a breeze with a garage and fully covered area accommodating up to four cars.

🛏 4 🚿 2 🚗 3 📏 792 m2

Price SOLD for \$1,040,000

Property Type Residential

Property ID 85

Land Area 792 m2

### 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

**ONE**

Convenience is key, with a wealth of amenities just moments away. Explore nearby shopping centres, parks, schools, and healthcare facilities, all within easy reach. Plus, with public transport options and major transport corridors including the Kwinana Freeway and Roe Highway nearby, commuting is a breeze.

Features include

- \* Good size master bedroom with walk in robe and updated ensuite
- \* Recently updated ensuite with new cabinetry, stone benchtop, vanity and mirrored storage wall cabinet
- \* Separate sunken front lounge with formal dining/home office area
- \* New carpet in the lounge and dining/home office
- \* Open plan kitchen / Family and meals area
- \* Stainless steel appliances and 5 burner gas cooktop
- \* Three newly carpeted minor bedrooms all with BIRs
- \* Updated minor bathroom with new cabinetry and vanity
- \* Separate spacious Laundry
- \* Large pitched pergola and paved yard for outdoor entertainment
- \* Fenced below ground pool
- \* 7 Zone ducted reverse cycle air-conditioning system
- \* Solar hot water system with electric booster
- \* Bore reticulated front and back garden for easy maintenance
- \* Ample garage space plus under cover parking for up to 4 cars
- \* New colorbond boundary fencing.
- \* Built in 1981
- \* 792sqm block
- \* 157sqm living

In Proximity To:

- \* Southlands Shopping Center (1.6km)
- \* Bull Creek Shopping Center (1.2km)
- \* Beasley Park (0.60km)
- \* Harry Baker Park (0.5km)
- \* William Hall Park (0.25km)
- \* Bill Brown Park (0.4km)
- \* Corpus Christi College (5.5km)
- \* All Saints' College (2.1km)
- \* Murdoch University (3km)
- \* Public transport @ South Street (0.15km)

- \* Murdoch Train Station (2.2km)
- \* Fiona Stanley Hospital (2.7km)
- \* St John of God Hospital (2.7km)

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