

## Alkimos, 7 Ledbury Way

### Elevated Park Views

Welcome to 7 Ledbury Way, a beautifully designed family home set on a 360 sqm elevated block, offering serene views over Fairgrounds Park. This thoughtfully planned 4-bedroom, 2-bathroom home boasts a perfect balance of comfort and style, ideal for both relaxed family living and entertaining.

The heart of the home features an open-plan kitchen, living, and dining area, creating a seamless flow that's perfect for everyday life. A separate front lounge provides additional living space that can be used as a theatre room, home office, or quiet retreat.

Step outside to discover an exceptional outdoor entertaining area. The spacious deck, with sliding shutters, transforms this area into a cozy, year-round haven. The woodburning oven adds a warm, inviting touch, making this space ideal for entertaining in both summer and winter.



**For Sale**  
Under Offer - Home Open Cancelled

**View**  
[ljhooker.com.au/J28HRD](https://ljhooker.com.au/J28HRD)

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**LJ Hooker Joondalup**  
**(08) 9300 2100**

With its prime location, just steps from Fairgrounds Park, and an array of living spaces inside and out, 7 Ledbury Way offers a lifestyle of ease and sophistication. Don't miss the chance to make this stunning property your new home.

## More About this Property

<b>Property ID</b>	J28HRD
<b>Property Type</b>	House
<b>House Size</b>	160 m <sup>2</sup>
<b>Land Area</b>	360 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

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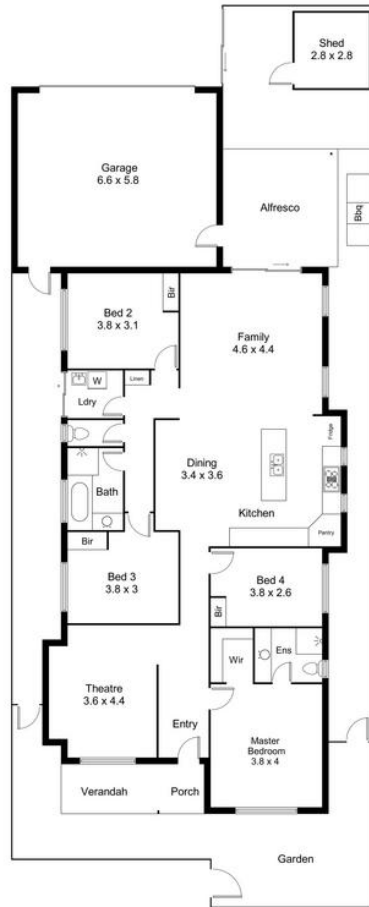
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## 7 Ledbury Way Alkimos

/ for information and guidance purpose only /  
measurements shown are approximate



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