

Leschenault, 14 Admiralty Place

Great Leschenault Opportunity

Set on a generous 5,262m² (approx.) block and surrounded by peaceful bushland, this well-presented property offers exceptional space, comfort, and versatility for the whole family. The home includes three bedrooms, two bathrooms, a sunken lounge, and a separate family room, all complemented by neutral tones and a welcoming feel throughout the main living areas.

Enjoy year-round comfort with a wood slow-combustion heater, air conditioning, ceiling fans, and roof insulation, while a solar hot water system adds to the home's energy efficiency.

Step outside to a large patio that's perfect for entertaining family and friends, overlooking lush, bore-reticulated lawns and gardens. A powered workshop and a separate powered games room offer fantastic flexibility, whether you need storage, a hobby space, or dream of a home office, studio, or guest retreat.

3 2 1

For Sale
Please Call

View
ljhooker.com.au/17QSHND

Contact
Helen Povey
0409 295 259
helen.povey@ljhsouthwest.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Property South West WA
(08) 9791 6880

Property Features Include:

- 3 bedrooms and 2 bathrooms
- Sunken lounge and separate family room
- Kitchen featuring breakfast bench, pantry, and a new stove required
- Split System Air conditioning and ceiling fans
- Wood slow-combustion heater
- Roof insulation and solar hot water system
- Bore with reticulated lawns and gardens
- Single Carport
- Two powered workshops:
 - One suitable for use as a workshop or carport for cars and bikes
 - One insulated -ideal for a games room, office, teenager's retreat, or guest accommodation

Full of potential and lifestyle appeal, this property just needs a little love to shine. Contact Helen Povey today to arrange your inspection.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	17QSHND
Property Type	House
Land Area	5265 m2

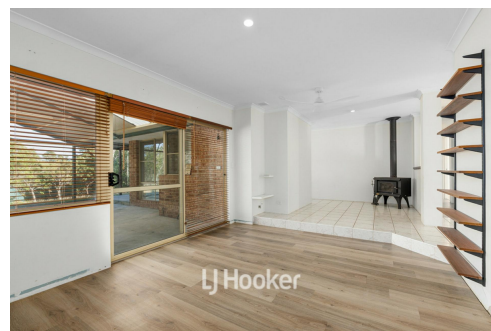
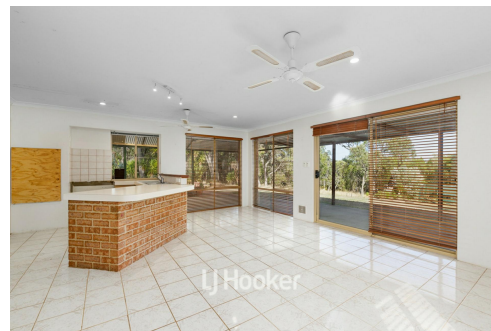
Helen Povey 0409 295 259

Licensed Sales Agent | MHRM | helen.povey@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property South West WA
(08) 9791 6880**