



3 Heritage Close, Leschenault

## Spectacular Bushland Retreat with Designer Finishes

From the moment you arrive, this exceptional architectural custom-built Leschenault residence captures attention with its sweeping driveway, striking fae and tranquil bushland surrounds. Beautifully renovated by a local interior designer, the home is both stylish and inviting. North-facing, floor-to-ceiling windows frame lush established gardens, filling the open-plan living and dining area with natural light. High ceilings, Tasmanian oak timber floors and a woodfire place adding warmth and character, while the fully renovated kitchen combines modern style with timeless appeal.

The magnificent master suite is a true retreat, featuring corner windows with garden views, a walk-in robe and a luxurious ensuite with dual basins and floor-to-ceiling tiles. The ground floor also includes a stylish study plus an additional room ideal as a bedroom or creative space. Upstairs, a versatile games or activity room with a powder room offers extra living space. Every bathroom has been beautifully upgraded with designer finishes, floor-to-ceiling tiles and smart LED mirrors.

Step outside to the decked alfresco area overlooking the sparkling heated pool and spa, the perfect setting for entertaining or relaxing in

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
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Interested parties must rely solely on their own enquiries.



privacy. A large powered shed with lean-to and a double lock-up garage with extra height complete this truly special property, a seamless blend of modern luxury and natural beauty.

**FEATURES:**

- Breathtaking ceiling to floor north facing windows with established garden backdrop
- Open plan Living, dining with high ceiling and fully renovated kitchen
- Feature basket pendant lights over dining area
- Top end kitchen appliances including sensor tap for hands free washing, built in microwave/oven plus steam oven
- Tasmanian oak timber floors in main living area
- Herringbone pattern tile flooring in secondary areas
- Woodfire place
- Smart operated ducted air-conditioning throughout
- Smart lighting throughout
- Upstairs games/activity with full wall windows, new carpet and powder room
- Stylish study plus a second study that can be used as a bedroom or activity room
- Renovated laundry with built in fold out ironing board & clothes baskets
- Renovated floor to ceiling Bathroom with feature bath, dual basins & walk in shower
- All bathrooms and powder room with smart bathroom mirror LED with Bluetooth & defogging feature
- Magnificent main bedroom featuring corner windows with garden views & walk in robe
- Renovated ensuite with dual basin & floor to ceiling tiles
- Double lock up garage with extra room and high clearance
- 32 solar panels and battery storage
- Whole house water filtration system
- Decked alfresco entertaining area
- Below ground double pump heated pool
- Jacuzzi
- Bore system
- Large powered shed with lean to (approved)
- Bitumen driveway
- Electric gate

Council Rates: \$\$3,217.61\*

Water Rates: \$289.66\*

Approximate only \*

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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 sellers 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 DETAILS

Property ID 18SZHND  
Property Type House  
Land Area 4204 m<sup>2</sup>

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