






6 Weller Loop, Leschenault

Spacious Lifestyle Living with Exceptional Shedding in Prime Leschenault Location

Set on an expansive 4,718sqm (1.17 acre) block in sought-after Leschenault, 6 Weller Loop presents the perfect blend of modern family living, space, and functionality - all just moments from everyday conveniences and lifestyle amenities.

Built in 2013 and offering approximately 252sqm of living, this well-designed home delivers generous proportions throughout, ideal for growing families or those seeking room to move. Thoughtfully planned for both comfort and practicality, the layout offers a seamless balance of open-plan living and separate zones for relaxation and entertaining.

At the heart of the home, the expansive kitchen, meals and family area creates a warm and inviting central hub, complete with ample bench space, storage and connectivity to the surrounding living areas. This space flows effortlessly to multiple zones including a dedicated theatre room for movie nights and a separate activity room, ideal as a kids' retreat, study space or additional living area - ensuring flexibility for a range of lifestyles.

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FOR SALE

Guiding \$1.4M to \$1.6M

VIEW

Sun 12th Apr @ 1:30PM - 2:00PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Accommodation is well catered for with four spacious bedrooms, all generously proportioned. The primary suite offers a private retreat, complete with a walk-in robe and well-appointed ensuite, while the minor bedrooms all feature built-in robes and are serviced by a centrally located family bathroom, designed with both functionality and comfort in mind.

Comfort and efficiency are assured year-round with ducted reverse cycle air conditioning, while the inclusion of two instant gas hot water systems ensures convenience for busy households. Adding further value, the property is equipped with a 3-phase solar power system, helping to reduce energy costs while supporting modern living.

Outdoors, the property truly excels - offering exceptional infrastructure and versatility for tradies, hobbyists, or those seeking additional storage and workspace options. The grounds are well utilised and thoughtfully set up to maximise both lifestyle and practicality:

- 12m x 8.5m powered workshop with quad roller door access and 3-phase power
- 12m x 6m lean-to, perfect for caravans, boats or additional equipment storage
- Securely netted, fenced and reticulated fruit tree orchard, ideal for those looking to enjoy a self-sufficient lifestyle
- Side patio
- Bore irrigation, supporting year-round maintenance of the grounds and gardens

Daily living is well catered for with scheme water connection, complemented by a septic system for efficient effluent disposal.

Positioned to maximise both lifestyle and convenience, the property enjoys close proximity to the Leschenault Estuary, local schools, parks, and shopping facilities, with easy access to Australind and Bunbury. Whether it's enjoying weekend walks along the estuary, launching the boat nearby, or simply appreciating the space and privacy of acreage living, this location delivers an exceptional lifestyle opportunity.

A rare opportunity to secure a well-appointed lifestyle property with all the extras in one of Leschenault's most desirable pockets - offering space, functionality and the ultimate semi-rural lifestyle without compromise.

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 DETAILS

Property ID	1A6YHND
Property Type	House
House Size	252 m ²
Land Area	4718 m ²

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