



9 Feast Place, Leschenault

## Welcome to a rare lifestyle opportunity in the highly sought after Leschenault!

Set on over an acre of beautifully landscaped grounds, this exceptional double-brick home offers space, comfort, and versatility perfect for families, entertainers, or those seeking multi generational living.

From the moment you arrive, the electric gated entry and sweeping bullnose verandah wrapping around most of the home set the tone for what's to come. Inside, you're greeted by high raking ceilings and a warm, inviting atmosphere, with a separate living area designed for both relaxation and entertaining.

The home is currently configured as a 3 x 2, with the option to convert to a 4 x 2 plus study, offering flexibility as your needs grow. The main living zone features a cosy wood fire, evaporative air conditioning, and split-system air conditioning in lounge and living area for year-round comfort, with an additional split system in the master bedroom.

The master suite is a true retreat, complete with a huge walk-in robe and a modern ensuite. The remaining bedrooms are well-proportioned

5 3 2

### FOR SALE

Offers Over \$1,395,000

### VIEW

Sat 21st Feb @ 11:30AM - 12:15PM

### AGENTS

Danny Germon  
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Steve Germon  
0417 950 949  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and serviced by a second stylish, contemporary bathroom.

Step outside and you'll find an enclosed BBQ and entertaining area with its own outdoor wood fire, ideal for hosting friends and family in every season. Sustainability and efficiency are well catered for with solar panels, an 8kVA inverter, and dual battery storage. The grounds are a standout feature lush, fully reticulated gardens and lawns fed by a bore, making them both beautiful and easy to maintain. There's excellent side access leading to a double powered garage, plus two garden sheds out the front for additional storage. Adding even more value is the fully self-contained 2 x 1 studio, complete with reverse cycle air conditioning, and its own timber decking overlooking the pristine landscaped gardens. This space is perfect for guests, extended family, a home business, or potential rental income.

This is a property that truly has it all space, privacy, comfort, and versatility set in one of Leschenault's most desirable locations.

Call or SMS Danny Germon on 0418 670 014 for more information.

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	19NSHND
Property Type	House
Land Area	5987 m2

### Danny Germon 0418 670 014

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