



15 Leonidas Road, North Coogee

## Bellagio Homes Built Luxury Family Home!

Just a short stroll from the beach and Port Coogee Marina, this coastal haven blends style with lifestyle. Light-filled open plan living flows to a private alfresco, while upstairs balconies capture the sea breeze. A luxury master suite, spacious bedrooms, and low-maintenance design make it perfect for relaxed living by the ocean-steps from cafes, shops, and Fremantle.

### Ground Floor Features:

- Open plan living, kitchen and dining, flowing out to the alfresco through stacker doors
- Kitchen with island bench, stone tops, ample storage and walk in pantry
- Quality 5 burner cooktop, oven and rangehood
- Master suite, with walk in robe and ensuite (double vanity, shower, bath and toilet)
- Second bedroom with built in robes
- Powder room with single vanity and toilet
- Laundry with single vanity and linen
- Under stair storage
- Large double garage with storage

### First Floor Features:

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.

4 🏠 2 🚿 2 🚗

**FOR SALE**  
OFFERS INVITED

### AGENTS

David La Rosa  
0416 826 950  
dlarosa.coogee@ljhooker.com.au

### AGENCY

LJ Hooker Coogee  
(08) 6268 0130

 **LJ Hooker**

- Living with access to West facing balcony
- Bedroom 3 and 4 both with triple slider built in robes
- Bathroom with single vanity, shower and bath
- Powder room with single vanity and toilet
- Balcony to the East, and another balcony to the West
- Linen storage

**Additional Features:**

- High ceilings
- Double brick and colourbond roof home
- Shutters throughout
- Window treatments throughout
- Full height tiles to all bathrooms and toilets
- Daiken ducted reverse cycle air-conditioning throughout
- Alarm system with sensors to all doors and windows
- CCTV system, infra-red security to rear of house + strobe lights to front and rear
- Low maintenance gardens
- Built in 2014 by award winning luxury builders, Bellagio Homes

**Location:**

- 300m to Omeo Wreck / Beach
- 300m to restaurants, cafes, shops, doctors, and more!
- 350m to Port Coogee Marina
- 550m to Coogee Beach
- 9 minutes to South Coogee Primary School
- 10 minute drive to Fremantle
- 12 minutes to John Curtin College of the Arts
- 13 minute drive to Fremantle Train Station

- **\*\* Information Disclaimer:** This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. LJ Hooker provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. LJ Hooker accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.

**MORE DETAILS**

Property ID	9WJ03
Property Type	House
House Size	342 m2
Land Area	300 m2
Including	Ensuite Toilets (3)

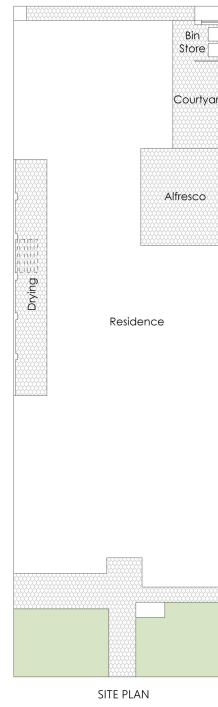
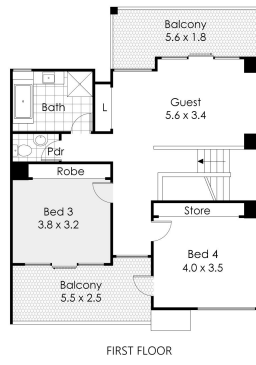
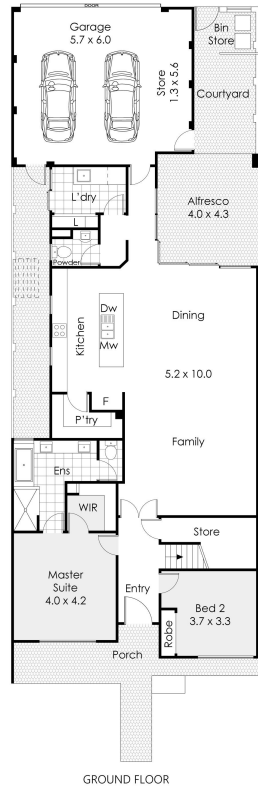
**David La Rosa 0416 826 950**

Director of Sales | [dlarosa.coogee@ljhooker.com.au](mailto:dlarosa.coogee@ljhooker.com.au)

**LJ Hooker Coogee (08) 6268 0130**

1/787 Canning Highway, APPLECROSS WA 6153  
[coogee.ljhooker.com.au](http://coogee.ljhooker.com.au) | [dlarosa.coogee@ljhooker.com.au](mailto:dlarosa.coogee@ljhooker.com.au)





## 15 Leonidas Road, North Coogee

This floor plan is not to scale.  
Dimensions are approximate and therefore should only be used for illustrative purposes.

	340 m <sup>2</sup>
	4 Bed
	3 Bath
	2 Car