

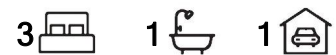


## Quinns Rocks, 6a Leeves Court

Quiet Cul-de-Sac in Prime Quinns Location

This is your chance to secure an incredible opportunity in one of Quinns Rocks' most family-friendly pockets - an ideal home for first-time buyers, investors, or anyone seeking the coastal lifestyle without the premium price tag. Nestled at the end of a quiet cul-de-sac and surrounded by wonderful neighbours, the property enjoys a peaceful setting just 200m from leafy Littleham Park, perfect for morning walks, playdates, or weekend picnics.

Inside, the home offers excellent functionality and space, with two separate living areas designed for everyday comfort. Sunlight streams through large windows, illuminating the interiors and highlighting the brand-new hybrid flooring that flows throughout the main living zones. The open plan kitchen, living, and dining area is the heart of the home, opening seamlessly to a generous alfresco area for easy indoor-outdoor living year-round. A recessed ceiling adds character to the main living area, while newly installed air conditioning ensures climate comfort.



**For Sale**  
Please Call

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**LJ Hooker Joondalup**  
**(08) 9300 2100**

The main bedroom boasts a large walk-in wardrobe and direct access to a spacious semi-ensuite bathroom. The two additional bedrooms are well-sized, each with built-in robes, and are serviced by a second toilet conveniently located off the modern, renovated laundry. Recently laid carpets in all bedrooms offer warmth and a fresh, move-in-ready feel.

This property is a fantastic entry into the coastal lifestyle of Quinns Rocks, just moments from schools, shops, parks, and the beach.

#### Location Highlights:

- Less than 200m to Littleham Park
- Approx. 550m to Quinns Village Shopping Centre with 24/7 IGA
- Approx. 500m to Quinns Rocks Primary School
- Approx. 250m to Quinns Rocks Sports Club
- Less than 1km to Quinns Baptist College, Peter Moyes Anglican Community School & Mindarie Senior College
- Approx. 1.25km to Quinns Beach
- Approx. 1.25km to Luna & Soul Café
- Approx. 1.34km to Portofinos Beach Bar & Kitchen
- Quick access to Mitchell Freeway via Hester Avenue
- Approx. 6 minutes to Ocean Keys Shopping Centre

A well-located, well-loved home offering so much for so little-act fast to make it yours!

## More About this Property

<b>Property ID</b>	K2UHRD
<b>Property Type</b>	House
<b>House Size</b>	121 m2
<b>Land Area</b>	442 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Ian Knight 0413 447 016

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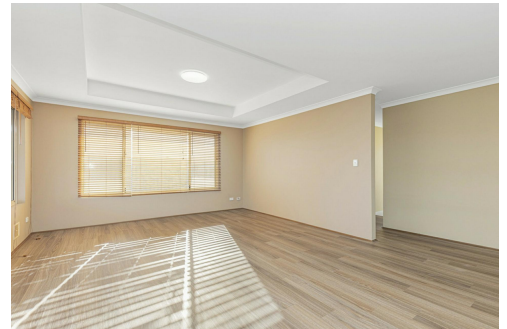
### Marco Viljoen 0468747725

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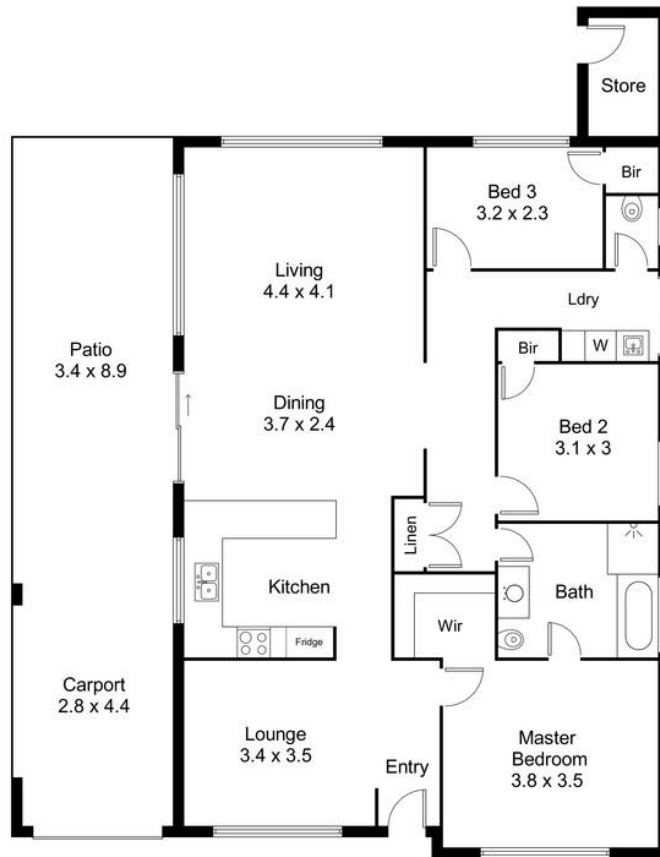
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## 6A Leeves Court, Quinns Rocks

For information and guidance purpose only / measurements shown are approximate



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