

44 Leonard Way, Spearwood

## Spacious Family Home on a 1000sqm Block

Set on a generous approx 1000sqm block zoned R20, this 4 bedroom, 2 bathroom home offers plenty of space, multiple living areas, and endless potential for those looking to add value.




The home features a formal lounge and dining room, a large family area, and a separate games room, giving you all the space you need for comfortable family living. While the property is in need of some renovations, it provides the perfect blank canvas to update and create your dream home.

Outside, the expansive backyard offers room for a workshop, pool, or even future development (subject to council approval).

Located just 5km from the beautiful Port Coogee Marina, you'll enjoy easy access to beaches, schools, parks, and shopping, all within a short drive.

Whether you're a renovator, investor, or family seeking space and opportunity, this property represents fantastic value in a sought-after coastal pocket.

Don't miss this one, opportunities like this are rare! Contact us today

4  2  2 

**FOR SALE**  
From \$1,100,000

### AGENTS

Frank Frisina  
0414 433 979  
frank.frisina@ljhooker.com.au

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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.

 **LJ Hooker**

to arrange a viewing.

Water Rates: \$1229 approx  
Council Rates: \$2,300 approx  
Property built: 1984  
Land size: approx 1000 sqm  
Zoning: R20

- \* Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

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## MORE DETAILS

Property ID	99GHA2
Property Type	House
Land Area	1000 m2
Including	Ensuite

### Frank Frisina 0414 433 979

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