

Victoria Park, 58B Leonard Street

Indeed, It's An Absolute Stunner!

Proudly presented by Edward Lim.

Meet 58B Leonard, a stunning duplex home featuring 3 bedrooms, 1 bathroom with a powered shed (6m x 3m) and an impressively spacious open-plan kitchen, living, and dining area with both a front and backyard that will leave you in awe. Nestled on an expansive strata block measuring approximately 514m², this residence is not just a home; it's the realisation of your dreams!

Step into a welcoming oasis as you enter, where a sunlit open-plan living area extends its arms in greeting. Revel in the modern allure of wooden flooring that seamlessly spans the entire space. The ambiance is elevated by soaring high vaulted ceilings, complemented by a built-in skylight equipped with an automatic shade controlled effortlessly by a remote. Isn't that a delightful touch?



Disclaimer: 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.



For Sale

Please Call

View

ljhooker.com.au/5E54FFB

Contact

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**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

Venturing further into the core of the residence, you'll discover an expansive open-plan kitchen - a culinary haven beyond your wildest dreams. Behold a kitchen adorned with abundant cupboards and ample bench space, equipped with state-of-the-art appliances including an induction cooktop, and offering an abundance of storage options. Get ready to channel your inner chef and astound family and friends with your culinary prowess in this remarkable culinary space!

Down the hallway, you'll find three good-sized bedrooms including the master bedroom. Perfectly positioned at the rear part of the home, offering extra privacy. And yes, there's a common bathroom to serve them all. Plus, a separate laundry area which has been renovated and comes with direct access to the outside area.

As you move to the side, a colossal undercover alfresco area awaits - designed for both relaxation and entertainment. This space is destined to become your favourite go-to spot! Meanwhile, the backyard presents itself as a fully fenced, expansive, and well-established haven. It's an ideal retreat for relaxation, reading, or simply soaking up the afternoon sunshine. If you have children, envision this space as the perfect spot for a trampoline or an above-ground pool!

Noteworthy is the powered shed at the rear (6m x 3m), cleverly transformed into a versatile work studio. Internally renovated, fully insulated, and equipped with an air conditioning system, this space holds abundant potential. Imagine converting it into a home gym, workshop, music studio, art/creative space, office study, or even a games room, the possibilities are truly boundless!

Comfort is key, and this home has got you covered year-round! Adequately insulated and equipped with a split-system air conditioner in the living space and ducted system in all bedrooms, you'll stay cool in summer and cosy in winter, the perfect setting for your everyday adventures!

Parking? Sorted! Undercover parking for 2 bays or potentially more on the side of the property and 4 additional off-street spots right in behind the automatic gate (a total of parking for 6 vehicles), plenty of room for everyone!

And before I forget, there is also super-fast internet with NBN installed. Perfect for both business and leisure, you'll stay connected to the digital world seamlessly!

Whether it's a laid-back Saturday morning saunter to your beloved cafe or an evening takeaway with a leisurely stroll, the charm of easy living is ever-present. Access to a myriad of delights, from restaurants and bars to shops, fitness centres, parks, weekend farmer's markets, and the picturesque Swan River, is effortlessly within reach. Whatever your heart desires, it awaits at your fingertips!

And that's not all, situated in the coveted catchment area of Victoria Park Primary School and surrounded by a selection of nearby private schools, this residence is a true treasure for the entire family!



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The Home & What We Love?!

- * Exceptional Location with Amazing Lifestyle!
- * Whisper QUIET, so PRIVATE...
- * Year Built: 1973 | Block Size: App. 514m2 Build Up Area: 91m2
- * 3 bedrooms, 1 bathroom & 1 Powered Shed (6m x 3m, which has been renovated & converted to a work studio)
- * Double brick throughout
- * Soaring high vaulted ceiling in the living area
- * Velux remote control skylight (with shade)
- * 5kW Solar Panel
- * Near new electric gate
- * Fully reticulated throughout
- * Ducted air conditioning plus split systems (reverse cycle)
- * Seamless indoor-outdoor living
- * Victoria Park primary school catchment area
- * Low maintenance & secure
- * Easy access to nearby public transport
- * Estimated rental \$750 - \$770/week

Outgoings:

- * Council Rates: app. \$1,703.80 (FY 2023 - 2024)
- * Water Rates: app. \$1,025.04 (FY 2022 - 2023)
- * Strata Levies: No Such Thing!

Nothing needs to be done, all you need to do is to move in and enjoy. For more information or to view this home, please contact listing agent, Edward Lim on 0408 929 655.

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

More About this Property

Property ID	5E54FFB
Property Type	House
Including	Toilets (1)

Edward Lim 0408 929 655

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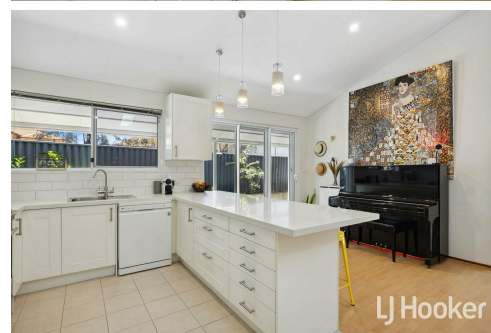
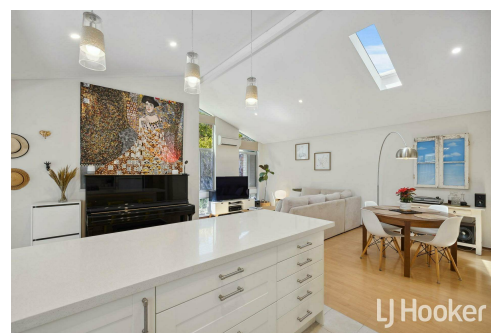
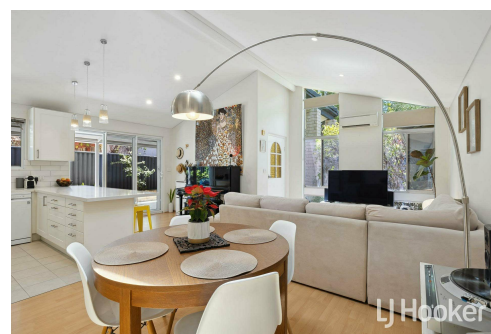
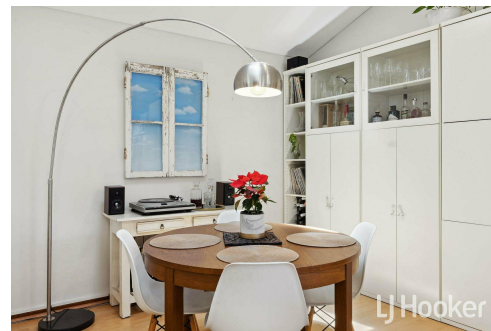
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