









## 7A Leichardt Street St James, WA









## LITTLE BEAUTY IN OUTSTANDING LOCATION!!!

Perfectly presented and pretty as a picture, this lovely residence combines a stunning exterior in a desirable location only a short stroll to local shops, restaurants and cafes offering a great lifestyle opportunity that cannot be missed!

The gardens are truly beautiful and leave you with a feeling of peace and tranquillity. Three large bedrooms two stylish bathrooms, well appointed kitchen plus a spacious open plan living area has all the features want.

## FEATURES:

- \*3 spacious bedrooms
- \*2 Stylish bathrooms
- \*Well appointed kitchen
- \*Light and bright open plan living area
- \*Split system reverse cycle air conditioning
- \*Single carport

**Price:** FROM \$399,000

Council Rates: \$1,798.00/year (approx)
Water Rates: \$1,173.00/year (approx)



## **Sabrina Minic**

0433 299 908

Superbly located close to Ursula Frayne Catholic College, Edward Mille