



31 Winchester Way Leeming, WA

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## NEW PRICE - MUST BE SOLD!! ALL OFFERS PRESENTED!!

This appealing mid/late-80s built home sits on a prime position next to a natural reserve, in a convenient position and presents as the best 'entry level' property to hit the market in Leeming in recent times. With a gentle makeover, the home will be ready to move in immediately and enjoy, while still allowing plenty of scope to add your own personal sense of style over time.

With separate living areas, and a great sized back yard, this is the perfect opportunity for you to settle your family into this highly desirable area, and start creating a lifetime of family memories.

- Solid single level three bedroom brick and tile mid/late 1980s home
- Front lounge room, with open plan family and meals area opening to rear entertaining
- Minor bedrooms with built in robes, carpets and floating floor boards

Proudly presented for sale by Perth's Premier

**Price:** \$UNDER OFFER!!

**Council Rates:** \$1,346.48/year (approx)

**Water Rates:** \$1,087.56/year (approx)



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