



## 6 Graydon Grove, LEDA, WA 6170

### FLEXIBLE FAMILY LIVING WITHIN A CENTRAL CUL-DE-SAC SETTING

Tucked away within a quiet cul-de-sac and overflowing with both space and flexibility, this well-proportioned home offers up to 6 bedrooms and 3 bathrooms across its 209sqm interior. Boasting 2 x master suites, your various bedrooms provide multiple uses, with the option to create an activity space or additional living, with a cosy attic room included. Your kitchen is tucked away to the side of your open plan family lounge and meals area, with a separate games, theatre or dining room to the front of the home, while a large gabled roof patio ensures a secluded space to entertain. The gardens are easy care for a minimal upkeep design, with two levels to enjoy and garaged parking for the vehicles, including a drive through option to the backyard.

A large lawned garden sits before the residence for a welcoming entry home, with your brick paved driveway to the side and leading to the double garage. On entry within, your tiled hallway draws your eye to your main living area beyond, with a lounge, activity space or 5th bedroom to the left, including carpet to the floor. Your open plan zone offers a variety of layouts within, while a separate dining area or theatre room sits beyond double doors for a private space to relax or entertain. The kitchen offers a lengthy design, with plentiful under bench cabinetry, a double door pantry and a 1200mm freestanding oven for appeal.

Your two master suites are placed to the rear of the residence and well-spaced for

**TYPE:** For Sale

**INTERNET ID:** 300P127927

#### SALE DETAILS

**Offers Over \$849,000**

#### CONTACT DETAILS

**Elders Real Estate  
Rockingham & Baldivis**  
8/2-6 Council Ave  
Rockingham, WA  
08 9591 4999

**David Parlor**  
0412 734 727

comfort, with carpet to the floor and triple built-in robes included, while both benefit from their own ensuite bathroom. Bedrooms 3 and 4 sit centrally and surround the main bathroom, with a shower enclosure, vanity and WC included, while built-in robes offer storage throughout. And the upper level provides additional living or your 6th bedroom, with built-in cabinetry included. Moving outside and a vast gabled roof patio provides an inviting space to entertain, or the option for additional parking given its drive through access from the garage, while the entire rear yard is paved for ease of upkeep throughout.

Located within easy reach of the scenic Henley Reserve, you have a variety of parks to enjoy including basketball facilities and play equipment just a short stroll away. A choice of quality schooling is equally within reach, with shopping options across both Leda itself and the neighbouring Wellard, including supermarket facilities and dining establishments, with rail, bus and road links ensuring ease of travel to the CBD or surrounds.

Other features of the property include:

- Ensuite 1 with a combined bath and shower, vanity and WC
- Ensuite 2 with a shower enclosure, vanity and WC
- Carpeted staircase with storage beneath
- Ducted evaporative air conditioning throughout
- Gas bayonet points
- Large laundry with a walk-in linen closet for storage
- 2 x further linen closets throughout the home
- Instant gas hot water system
- Private patio to the side of the property, with a built-in kitchenette and direct access from one of the master suites
- Additional lean-to beside the primary patio
- Paved backyard with an upper level to the rear fenceline
- Small garden shed for storage
- Double garage with a rear roller door for drive through access
- Low maintenance 617sqm block
- Built in 1993

Contact David Parlor today on 0412 734 727 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an \*

(Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Close to Schools, Close to Shops

- Land Area 617.00 square metres
- Building Area: 209.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage









