



Space & Comfort in Excellent Location!



6 Leith Court, Hallett Cove

Sold for \$402,000 (Dec 17, 2019)

Situated in a quiet cul-de-sac, this well presented home with fabulous detached backyard studio/games room is sure to impress families and investors alike.

Convenient to facilities including Hallett Cove Shopping Centre, bus and rail transport, Hallett Cove East Primary School and Hallett Cove R-12 School, comfort and convenience combine with some sea views in the distance to make this home well worthy of inspection (refer note below re tenancy).

The contemporary open-plan design comprises three bedrooms. The spacious master bedroom with bay window is located at the front of the home and features excellent storage including large walk-in robe, plus floor to ceiling mirrored robe. Separating the main bedroom from the other two bedrooms is the neat 3-way bathroom and separate laundry.

Living space options include a good size lounge with study nook, and central located family/meals adjacent to the neat and tidy kitchen which features gas cook-top and dishwasher. A real surprise is the bonus of the detached studio/rumpus room in the backyard, perfectly set up to make a fantastic teens retreat, gym room, or with space for a pool table would make a great games room for the entire family.

For year-round comfort there is ducted cooling, as well as ducted gas heating fitted.

Property ID:	L460612
Property Type:	House
Garages:	1
Land Area:	620.0 sqm

Alan Gobec
0403 987 853
alan.gobec@mu.rh.com.au

In addition to the external studio, outside you will find an easy-care backyard with lawn patch for the kids, and pitched roof outdoor entertaining area where you can relax with family and friends. Single carport UMR with side gates access for trailer or smaller boat, and to help keep the power bills in check there is also the bonus of solar panels.

Please note: This property is currently tenanted to an excellent tenant until late July 2020, which makes this an ideal opportunity for forward-thinking owner occupiers, and also investors searching for a ready-made investment in a fantastic location.

A superb offering in this popular seaside suburb. Call Alan of Raine & Horne Morphett Vale for further details. RLA144653.

Highlights summary;

3 Bedrooms

Main bedroom with WIR and built-in robe

Good size lounge with bay window

Open-plan family/meals adjacent kitchen

Neat kitchen overlooks backyard

3 Way bathroom with separate laundry

Ducted gas heating

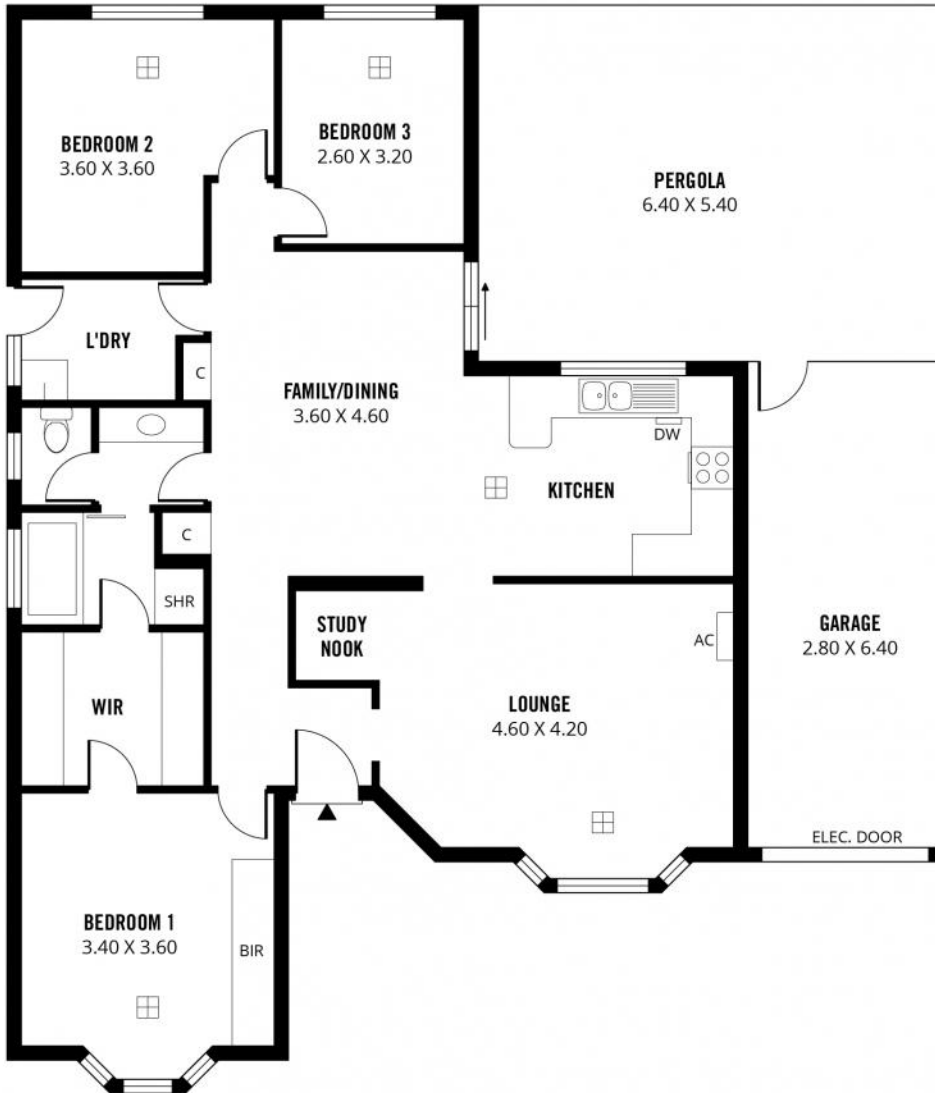
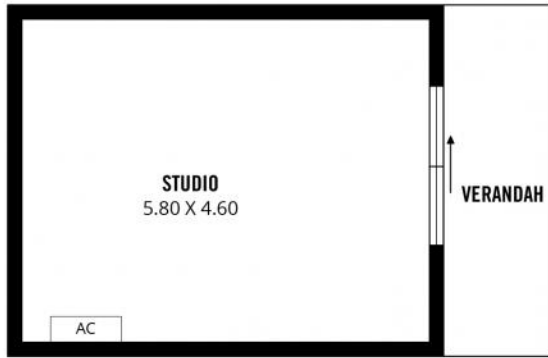
Ducted cooling

Solar panels

Detached external studio/games room

Excellent location close to facilities

Sea views in the distance



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**