



Sold



## 9 Leonard Place, Dinsdale

4 bedrooms, 2 living areas, 1 bathroom, 1 garage

Welcome to 9 Leonard Place. This is the ideal family home you have been waiting for. . . with it's elevated position to enhance the outlook from the dining and kitchen area you will love the sense of space. It is located in a quiet cul-de-sac within easy walking distance of schools (zoned for Aberdeen) and shops. The property has a fully fenced yard, 4 generous sized bedrooms, 2 living area's and a single internal entry garage with a covered carport for extra parking. As you enter the onto the beautiful deck area you will open the front door and be welcomed into a lovely bright living room that leads into the kitchen and dining area on the upper level of the property. This level also contains 3 bedrooms and the family bathroom with bath and large shower. With 2 living area's there is plenty of room for a growing family. The master bedroom is off the 2nd living downstairs which has its own toilet. This could be made into an adult wing or teenage hidaway. There is a great indoor/outdoor flow to a newly laid deck area which leads to the in-ground fenced Para pool. The backyard area is lovely and private and the owners have made it into a great family friendly entertaining area. The home has been updated with a very functional kitchen with room for a double fridge and plenty of bench space. The laundry off the kitchen is large enough that you could make into a butlers pantry or store overflow from kitchen. This is the Aberdeen opportunity you have been looking for, don't let it slip away - be certain to arrange a viewing of this brilliant property today.

Land area	682 m <sup>2</sup>
Floor size	170 m <sup>2</sup>
Rateable value	\$550,000
Rates	\$2,764.00

