



Sold



## 11 Leonard Place, Dinsdale

Welcome to 11 Leonard Place. This is the ideal family home you have been waiting for someone who is handy to do repairs. . . with it's elevated position. It is located in a quiet cul-de-sac within easy walking distance of schools (zoned for Aberdeen) and shops. The property is fenced, and has 3 bedrooms plus office/4th bedroom and 2 toilets. With a generous sized open plan living and a good sized basement internal entry garage, with a large laundry come workshop space, plus a double carport for extra parking there is plenty of scope for your whole family. The kidney shaped pool will entertain the kids and the adults in the summer. With an easy 4 minute drive to the shops and an 8 minute walk to Aberdeen primary plus easy access to the main arterial routes round Hamilton you should not miss this opportunity. - be certain to arrange a viewing of this brilliant property today.

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Land area	684 m <sup>2</sup>
Floor size	201 m <sup>2</sup>
Rateable value	\$570,000
Rates	\$2,924.00

