

## 39 Leonard Way, Spearwood, WA 6163

Under Contract

House 3  1 



### Parkside Location

Positioned just metres from the beautiful Vela-Luka Park, this very well presented 3 bedroom 1 bathroom home offers space, comfort, and a generous approx 739sqm block zoned R20.

Inside, the home features a renovated kitchen and bathroom, providing a fresh, modern feel while retaining the warmth of a classic family layout. The well sized bedrooms are fitted with built-in robes, while the living areas flow seamlessly to an enclosed patio, ideal for year-round entertaining or extra living space.

Outdoors, the expansive backyard provides excellent access and usable space, ideal for tradies needing room for tools, trailers, or additional vehicles, and is complemented by a separate workshop that's perfect for storage, projects, or a home-based workspace.

Approx 0.6km to Newton Primary School  
Approx 1km to Spearwood Primary School  
Approx 4.5kms to Port Coogee Marina  
Approx 4.3kms to Coogee Beach

A rare combination of comfort, space, and location, this property is ready for you to move in and enjoy.

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**Open for Inspection**

By Appointment.

### Listed By

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