



22 Leighton Cl, North Haven



## Outstanding Location

Position and location not to be missed. Nestled at the end of quiet cul-de sac on 917m<sup>2</sup> block, just 200 metres to the foreshore "Wall Park" recreational area and childrens play ground, fronting Camden Haven Inlet. North Haven Beach is approx 900 metres away close enough for convenient daily surf and local neighbourhood store and coffee shop, etc. are just around the corner. First time this property has been offered for sale. This substantial two storey home has recently been partially renovated with upstairs incorporating all new living areas, including stunning kitchen with all contemporary appliances, features island (sit to) bench, massive number of cupboards and drawers, defined casual meals area, dining room, lounge room and segregated family room. Timber flooring covers the kitchen, meals and dining room areas with carpet to lounge and family rooms. Three of the four bedrooms have been refurbished including new blinds and carpet, one of the two bathrooms is newly renovated to modern inclusions and decor. All bedrooms include built-in wardrobes. Upstairs boast zoned ducted air-conditioning and front door audio/camera entrance. Great sunny 23m (approx) part covered verandah ideal for entertaining with flowing dual sliding doors from the living areas. Downstairs there is fabulous 35m<sup>2</sup> (approx) living room with dual sliding doors to spacious sun room, second kitchen, laundry, bathroom & WC (incomplete) and spacious 8.5 x 4.15m rumpus room or 5th bedroom with built-in- wardrobes. Two independant single garages both with internal access and one with large workshop area plus there is secondary double carport and wide driveway and parking apron. Home boast solar hot water system with electric boost, 10 x solar electric panels, water tank and pump for garden & outdoor use. This very substantial residence will suit a variety housing purposes from large families to accommodating carer arrangements or income from separate downstairs letting. Opportunity is in viewing. Rates (approx) \$2,600 pa.

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**Price** SOLD for \$608,000  
**Property Type** residential  
**Property ID** 1595  
**Land Area** 917 m<sup>2</sup>  
**Floor Area** 396 m<sup>2</sup>

### Agent Details

Keith Cramp - 0418 633 098

### Office Details

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