

**114B St Leonards Avenue West Leederville WA**

4 2 2

Welcome to 114B St Leonards Ave, a meticulously designed residence maximizing every inch of its long narrow block. Step inside and be captivated by the ingenious use of space, abundant natural light, and seamless integration of indoor and outdoor living.

This residence boasts four bedrooms and two bathrooms, featuring Blackbutt floors and Tasmanian Oak stairs for an elegant touch. With the master bedroom conveniently located on the ground floor, this home presents an ideal opportunity for downsizers seeking low-maintenance living without compromising on style and luxury. The kitchen is equipped with high-quality appliances and Caesar stone benchtops, perfect for culinary enthusiasts.

Enjoy the convenience of a double garage off the rear laneway with storeroom, providing ample storage space for belongings.

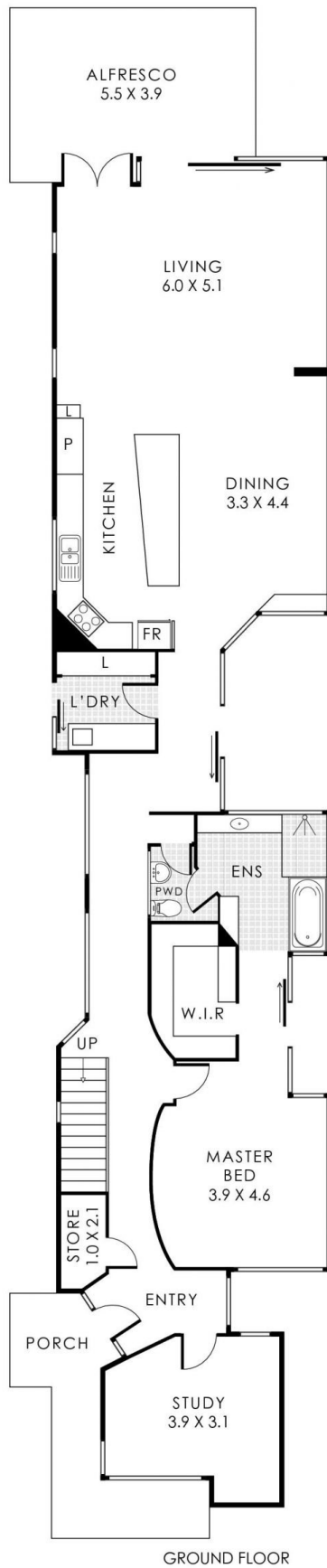
**Building Size** : 287 sqm  
**Land Size** : 379 sqm  
**View** : <https://www.abelproperty.com.au/8005735>



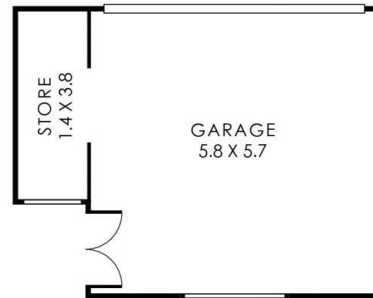
**Jenna Abel**  
08 9208 1999



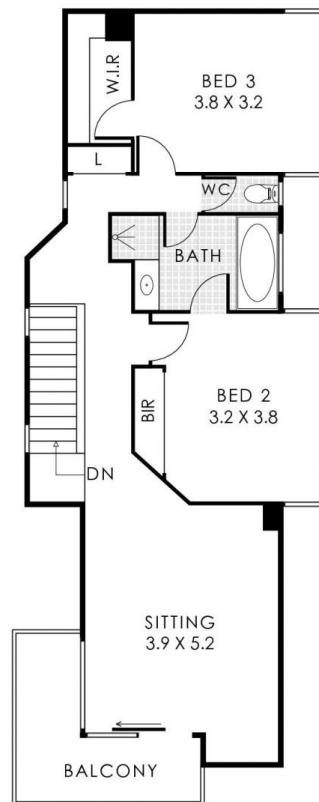
**Adrian Abel**  
08 9208 1999



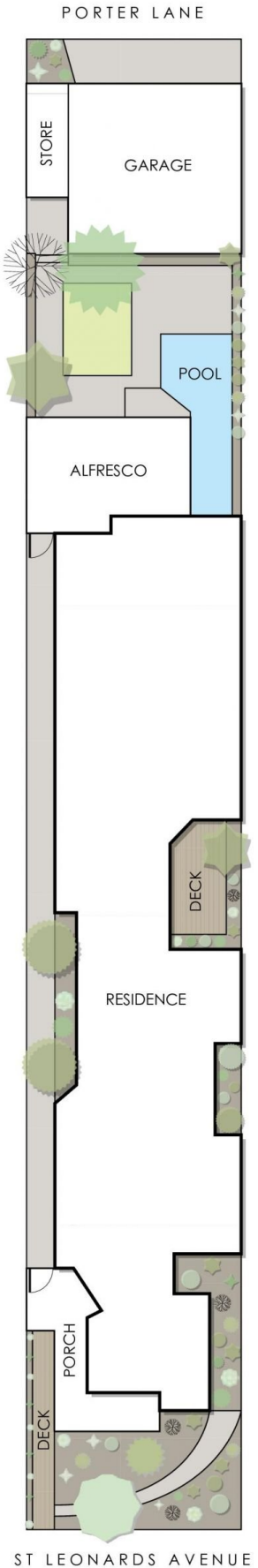
GROUND FLOOR



(NOT ACTUAL LOCATION)



FIRST FLOOR



## 114B St Leonards Avenue, West Leederville

Residence 218m<sup>2</sup> | Alfresco 20m<sup>2</sup> | Garage 33m<sup>2</sup> | Porch 11m<sup>2</sup> | Store 5m<sup>2</sup>

**Total Area 287m<sup>2</sup>**