








## Coastal Family Living in the Heart of Alkimos

4 2 2 375m2

Gaurav Khetpal is pleased to present 73 Leatherback Boulevard, Alkimos – a family home offering the ideal mix of comfort, convenience and coastal charm. Perfectly positioned in one of the most desirable pockets of Alkimos and just a short stroll to Alkimos Beach Primary School and the Leatherback Park, this home delivers an unbeatable lifestyle for families and investors alike.

With the ocean breeze in your backyard and a park across the road, an amazing coastal lifestyle awaits you. Alkimos offers great connectivity through the train station and the freeway.

Step inside to find a light-filled open-plan living and kitchen area, perfect for entertaining or relaxed family gatherings. A dedicated theatre room offers an additional space to unwind, while the split-level design adds depth and character to the design. With four generous bedrooms and two well-appointed bathrooms, there's room for everyone to enjoy their own space.

The home has been refreshed for a new chapter, featuring a low-maintenance backyard ideal for your BBQs and an easy living. Located close to the beach, local shops, cafés and schools, this property combines modern style with practical coastal living.

Features:

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| **Price** | SOLD for $855,000 |
| **Property Type** | Residential |
| **Property ID** | 32365 |
| **Land Area** | 375 m2 |

### Agent Details

Gaurav Khetpal - 0432 209 872

### Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
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* 4 spacious bedrooms, 2 bathrooms
* Theatre room plus open-plan living area
* Split-level design with great natural flow
* Freshly painted and move-in ready
* Low-maintenance backyard
* Few steps from Leatherback Park
* Walking distance to Alkimos Beach Primary School
* Close to shops, cafés and the ocean

Points of interest (approx. distance) -

* IGA: 900m
* Alkimos Beach Primary School: 600m
* Alkimos Beach: 2km
* Bus stop: 300m
* Alkimos Train Station: 2.7km
* Perth CBD: 44km

Move straight in and enjoy everything Alkimos has to offer – a relaxed, coastal lifestyle in a prime location. Contact Gaurav on 0432 209 872 / gaurav@xceedre.com.au to organise a viewing or if you have any questions.

Exclusively listed with Gaurav Khetpal and Xceed Real Estate.

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