

**107 Yindana Boulevard, Lakelands, WA 6180**

ACTON

**belle**  
PROPERTY

**Sold House**

Monday, 11 December 2023

107 Yindana Boulevard, Lakelands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 610 m2**

**Type: House**



Brody Harris  
0895502000



Emma Pinington  
0895502000

## Contact agent

Under offer in 6 days Expansive family living with side access for boat/caravan Brody & Emma from Team Harris are delighted to introduce this expansive family home to market. Situated in the vibrant Lakelands community, just 55m stroll to Yindana Lake and conveniently close to local schools, shopping, restaurants, parks and train station, with the beach and golf course just a few minutes drive away. Set on a 610sqm lot with a spacious and functional 166sqm floorplan, incorporating seamless open main living and dining plus separate lounge and activity rooms, providing a dedicated space of relaxation for the whole family and a great outdoor alfresco perfect for entertaining loved ones. With its prime location, thoughtful design and complemented by its fresh interior, this property makes an ideal investment for those seeking a comfortable and convenient family lifestyle. Distinctive features:

- 610sqm lot, 166sqm floorplan, 2006 build by Homebuyers Centre
- 4 bedroom, 2 bathroom, 2 car garage
- Gated side access, perfect for parking the caravan/boat
- Open plan kitchen/living/dining, flooded with natural light
- Separate lounge and activity rooms
- Master retreat with walk in robe and adjoining ensuite
- 3 minor bedrooms all fit with built in robes
- Freshly repainted throughout with light and bright neutral tones
- Brand new ducted evaporative air conditioning with 5-year warranty
- Brand new carpets to lounge and bedrooms
- Brand new gas hot water system installed
- Automatic roller shutters to front windows allowing extra security
- 7x4m alfresco ideal for outdoor entertaining
- Expansive backyard featuring hardstand for extra parking, grassed play area and 3x3m storage shed
- Just a short 55m walk to Yindana Lake and conveniently close to schools, shops, parks, transport, eateries, beach and golf course
- A savvy investment opportunity, ideally suited for budding families, investors or first home buyers

Approximate outgoings:

- Council rates: \$2,100 per annum
- Water rates: \$1,483 per annum

This private treaty sale is being facilitated via Openn Offers - an online platform which allows flexible terms for qualified buyers. The property can sell at any time so we recommend that you register your interest as early as possible. Final Offer Stage: Friday 24/11/2023 at 4:00pm, unless sold prior.

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