

# 11 Coila Bend, Lakelands, WA 6180

## Sold House

Friday, 25 August 2023

11 Coila Bend, Lakelands, WA 6180

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 581 m<sup>2</sup>

Type: House



Meagan Morgan  
0895502000

## Contact agent

Welcome to a haven of tranquility and convenience, nestled in the family-friendly neighbourhood of Lakelands! This magnificent 4-bedroom, 2-bathroom home with a lounge room, and open-plan family, kitchen, dining area and games room is awaiting its perfect match - your family! Immerse yourself in the heart of a thriving community, with a plethora of amenities at your fingertips. Your new abode is just a leisurely stroll away from not one, not two, but three prestigious schools! Education couldn't be more accessible and convenient for your little learners. And that's not all - indulge in the delight of being within walking distance of a bustling shopping center, delectable restaurants and fast food options, lush parks, and the nearby train station, connecting you seamlessly to the city's pulse. As you step into this abode, you'll feel an instant sense of warmth and welcome. The well-designed layout offers an abundance of space for your family to grow, live, and create lasting memories. The connected games room promises endless entertainment for both young and young-at-heart, while the lounge provides the ideal retreat for relaxation after a long day. Enjoy your new home comfortably with 2 new reverse cycle split system air conditioning units as well as fans to most bedrooms, a gas heater option plus keep the power bills at bay with the solar panel system. The heart of the home is a masterpiece in itself - an open-plan family, kitchen, games and dining area. Unleash your culinary prowess in the modern kitchen, where every meal becomes a culinary adventure. Enjoy intimate family gatherings and entertaining friends with ease in this open and inviting space. Step outside to your personal oasis - an enchanting outdoor entertaining patio area, where celebrations come alive and cherished moments are shared. The landscaped gardens, adorned with fruit trees and a flourishing vegetable patch currently hosting native bush tucker plants, offer a slice of paradise in your very own backyard. Complete with a garden shed to hide away all the tools and a garage to keep the cars out of the weather. An added bonus feature is that bedroom 2 was once used as a hair dressing salon to work from home and is fitted with plumbing connection. A very versatile room to the front of the home can be used as it once was or an office or bedroom. Located on a tranquil street, your new home ensures a serene environment, providing a safe haven for your family to flourish and thrive. Enjoy the pleasure of living in a peaceful sanctuary, while still being conveniently close to all that Lakelands has to offer. Key Features: Family-friendly location near schools, shopping center, restaurants, parks, and train station. 4 bedrooms, 2 bathrooms, lounge, open-plan family, kitchen, games and dining area. Outdoor entertaining patio area with beautifully landscaped gardens, fruit trees, and vegetable patch. Solar panels to reduce the power bills. Gas storage hot water and gas bayonet for heating. 2 New Split System air conditioning units. New garage motor. Reticulated gardens. This property is more than just a house; it's a place where dreams are nurtured and aspirations are realized. Don't miss this chance to make it your own! Contact us now to embark on a journey of a lifetime in Lakelands. Call now to schedule a viewing and make this dream home yours! This Private Treaty Sale is being facilitated by Openn Offers (an online sales process). The property can sell to any Qualified Buyer at any time so I highly recommend that you register your interest as early as possible. Contact Meagan or Miles of Team Miles, immediately on 0404 022 341 to avoid missing out. Price Guide : Offers From \$499,000 Disclaimer: photos have virtual furniture for marketing purposes only.