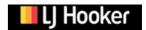
## 12 Brazier Way, Lakelands, WA 6180



**Sold House** Saturday, 2 March 2024

12 Brazier Way, Lakelands, WA 6180

Bedrooms: 4 Bathrooms: 2 Parkings: 2 Area: 560 m2 Type: House



Rob Kidnie 0895865555

## \$665,000

Welcome to your dream family home! Nestled on a spacious 560m2 corner block in Lakelands, this impeccable 4-bedroom, 2-bathroom abode offers the perfect blend of comfort and convenience. With side access for your boat or caravan, low maintenace gardens featuring a bore, and a fantastic outdoor entertaining space with timber decking, this property is designed for both relaxation and gatherings. Step inside of this 2006 built home to discover 195m2 of spacious living area, including expansive family and games rooms, a spacious kitchen, and new carpet throughout. Indulge in luxury within the generous master bedroom, boasting a huge walk-in robe and an amazing ensuite with his and hers amenities. Beyond the beauty of your new home lies the convenience of its location. Situated within walking distance to Black Swan Lake, picturesque parks, and wetlands, and just a stone's throw away from the freeway and Lakelands Train Station, not to mention the stunning white sands of Madora Bay Beach, this property offers unparalleled lifestyle and accessibility. Plus, forget about school drop-offs, Mandurah Baptist and Lakelands Schools are within down hiill walking or ride! Features: - 4 bedrooms, 2 bathrooms, 2-car garage- Generous 560m2 corner block with side access-Built in 2006 with 195m2 of living area- low maintenance gardens with bore- Fantastic outdoor entertaining with timber decking-Expansive family and games rooms-Spacious and open plan Kitchen-Gas cooking and hot water-New Carpet in all rooms-Ensuite has his and hers twin shower head-Lots of storageInvestors Note:Rental appraisal of \$640 to \$680 weekCouncil Rates \$2300 approx.Water Rates \$1530 approx.Don't miss out on this exceptional opportunity to secure your family's perfect haven. Contact us today to book your inspection!DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Rob Kidnie and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.