

**13 Balicup Way, Lakelands, WA 6180**



**House For Sale**

Wednesday, 17 January 2024

13 Balicup Way, Lakelands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 600 m2**

**Type: House**



Ray Wilson

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## FROM \$659,000

On offer here in the highly sought after, ever growing suburb of Lakelands is this stunning, modern, well maintained family sized home situated on a generous 600 square metre block! Built in 2011 this property has all the space you could possibly need and is perfect for a family who loves entertaining guests and is ready to move into their dream home with literally nothing to be done! The front of the property has a large paved driveway big enough for at least 4 cars or for your boat/caravan, it also features well manicured garden areas and plenty of storage with the double car garage. As you enter the property you are greeted by immaculate, modern living spaces that feature freshly painted walls and ceilings, wooden flooring bursting with character and with ducted air conditioning and heating throughout the property you can stay cool all summer and warm all winter. The property features four good sized bedrooms all complete with built in robes, freshly painted walls, stylish carpeting and ducted heating/cooling, bedroom 4/potential office or games room has wooden floors, a wrap around office style desk and is a great size! The master bedroom is the star of the show, it is a great size and features a spacious walk in wardrobe, beautiful flooring, roller shutters and a modern good sized en suite with extra large shower, his and hers double sink and vanity and WC. The property also features two good sized living areas and a fully blacked out, carpeted cinema room complete with a projector and giant screen making it perfect for a family looking for a kids retreat separate to the living areas. As you proceed to the rear of the property you are welcomed by spacious entertaining areas in an open plan format combining the dining area and kitchen featuring the same wooden flooring, modern freshly painted walls and ceiling and more than enough room to entertain even the biggest of families. The spacious kitchen area will have you dreaming of the good nights to be had, it comes complete with spacious stone bench tops, modern downlights, endless storage, pantry, gas oven/stove, tiled splash-back, and an extra large fridge space. The rear of the property will have you dreaming of summertime and the good times to be spent out there, it comes complete with a spacious concreted alfresco area/barbecuing area right next to the gated resort style swimming pool area that will really make you feel like you're on holiday in the comfort of your own home! Viewing this property is essential to fully appreciate its beauty. The location of this property couldn't get much better for the everyday family, situated literally across the road from the esteemed Coastal Lakes College, the popular Lakelands Shopping Centre featuring many great shops and restaurants and for those families who need access to public transport this property is perfect for you as well as it is a short walk to multiple bus stops and just a 30 second drive away from the local Lakelands train station. Other property features include- Surveillance cameras. Wood fire. Great sized grassed area. Ducted heating and cooling. 18 Solar panels. Laundry area with linen cupboard and ample storage. Separate WC. Plenty of natural lighting. Garden shed. 2 clothes lines. And so much more! To view this property give Ray Wilson a call today on 0403 417 710. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own Independent enquiries.