

16 Picton Road, Lakelands, WA 6180



House For Sale

Tuesday, 21 May 2024

16 Picton Road, Lakelands, WA 6180

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Ana Vizcaino
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High \$500,000s

Offers by Tuesday, 4th June 2024 at 4:00pm AWST, if not sold prior. If you are looking for a house built to a high standard, that low maintenance in a great coastal location close to shops, train station, and schools, this property is for you. Upon entering the home, you will find two well-sized bedrooms with built-in robes. Further down the hallway, a modern bathroom features a stone benchtop and a bathtub. Continuing the tour, there is a theatre room which can easily serve as a study or an activities room for the kids. The open-plan living area features extra-large windows and northern orientation that fills the space with natural light, with ample room for comfortable sofas and a large dining table, and a pleasant view of the outdoors. Keep strolling to discover your ideal kitchen with a large stone benchtop, breakfast bar, dishwasher, and modern appliances. The adjacent scullery offers an extra bench opposite the pantry shelves. This thoughtful layout provides easy access to the laundry, ensuring a smooth flow between these essential areas of your home. The private main bedroom, located at the rear of the home, offers tranquil views of the gardens. It includes a generous walk-in robe and a modern ensuite featuring a glass-door shower and a separate WC. Stay comfortable year-round with ducted reverse cycle air conditioning, which is zoned throughout. Plus, enjoy peace of mind with low energy bills thanks to the solar panels. Under the main roof, there is an alfresco area with ModWood decking. The sides of the house feature exposed aggregate concrete. The north-facing deck is ideal for BBQ gatherings or enjoying the sun whilst surrounded by beautiful garden beds and citrus trees. 16 Picton Road is a stunning property that is perfect for families, first-home buyers, and investors. If you're in search of a modern, convenient home with high-quality features and an ideal location close to the beach, this home is sure to impress. 3 bed 1 theatre 2 bath 2 car Built in 2019 375sqm green title block 179 sqm of living area 31-course ceiling height throughout 6.6 kW solar panel system Rear private main bedroom Theatre room or study Modern kitchen with scullery 5 burner gas cooktop, 900mm oven Dishwasher Downlights throughout Ducted reverse cycle air conditioner Two modern bathrooms with stone bench tops and glass shower doors Double lock up garage with rear door access Decking area with covered alfresco Security cameras Intercom Security screen doors Estimated rental return \$600.00 per week. LOCATION Opposite a park with playground 1.3 km to Lakelands Shopping Centre 1.5km to Lakelands Train Station 1.8 km to Lakelands Primary School 2 km to Mandurah Baptist College 2 km to Black Swan Lake Park 2.5 km to Madora Bay Beach Council Rates: \$1,399 per annum (Approx.) Water Rates: \$1,470 per annum (Approx.) Please call Exclusive Selling Agent Ana Vizcaino from DGRE on 0416 197 012 for further details. PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.