

**17 Limahuli Way, Lakelands, WA 6180**

— Mandurah

**Sold House**

Monday, 14 August 2023

17 Limahuli Way, Lakelands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 352 m2**

**Type: House**

**\$481,000**

\*\*\* First Home Open Sunday 2nd July @10am\*\*\*Nicole Hindmarsh is proud to welcome 17 Limahuli Way Mandurah to the market. This home MUST be on your list to view this weekend! Brand NEW never been lived in! The owners have just been handed the keys and now their plans have changed. This presents a unique opportunity for you to save the hassle of building when all the hard work is done for you! Where else can you skip the whole process straight to being handed the keys to a BRAND NEW home?\*\*\*Attention Investors and First Home Buyers\*\*\* This property will appeal to many buyers who are looking for low maintenance, style and high-end finishes, and if you're an investor, a potential high rental return! This property will be sold vacant possession and you can choose your own tenants.Boasting 4 bedrooms, 2 bathrooms, this home offers a 2.4m drive through side access through the garage to the backyard for parking the boat, camper trailer and jetskiis.Additional Features of this beautiful property include:- Brand new home completed June 2023, 6 year structural builders warranty, including a 6 month new home maintenance warranty- Striking kitchen with Westinghouse double ovens, 900mm gas cooktop, dishwasher space, stone benchtops and plenty of storage- Main living area facing EAST and NORTH offering light and bright open plan living and warmth in winter (cool in summer as the sun is higher)- Private alfresco with space to build your outdoor kitchen- Spacious backyard left as a 'blank canvas' for you to design it how you want it! Will it be garden with vege patches, artificial turf, or concrete? The choice is yours! - Room for a spa or small plunge pool- LED lights throughout- Ducted Reverse Cycle with zones and MyAir (operate from your mobile phone)- Carpets with hypoallergenic underlays- 2 gorgeous bathrooms with stone benchtop vanities- Rinnai Gas Instant hot water system- NBN connected- 352sqm blockWith easy access to the freeway to travel North to Perth or to our South West, close to schools, shops, the beach, this property offers a unique opportunity to secure a Brand New Home now! Why wait? Whether you are an investor, first home buyer or downsizer, this property will pleasantly surprise you of its finishes and generous size. For your private inspection, contact Nicole Hindmarsh today 041 581 5156.This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.