

4/25 Dowerin Circuit, Lakelands, WA 6180



Sold Villa

Wednesday, 21 February 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 223 m2

Type: Villa



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Contact agent

Home 2 Home Proudly Presents.... This low maintenance 3 bedroom, 2 bathroom villa home with double lock up garage off the lane is centrally located in a small complex in the heart of Lakelands. You are walking distance of all your needs, being right next to the local supermarket and shopping centre. Lakelands is a fully self contained suburb with new Lakelands Train Station, sport complexes, library and close proximity to Lakelands Primary School and Baptist College. Designed for low maintenance living. Extensively tiled living area, alfresco entertaining. Shopper door from the garage into the home. Currently tenanted on a fixed term lease until 03/08 /2024 at \$450 per week, ideal for those not needing to move in straight away, but wanting to secure something to make your owner or for the longer term investor.

PROPERTY FEATURES INCLUDE: - Open plan kitchen - Stainless steel appliances - Dishwasher - Split system reverse cycle air conditioner in living room - Good sized Master Bedroom with Ensuite - Built in robes to all bedrooms. - Secondary bathroom with bathtub - Separate toilet - Security alarm system - Double lock up garage with access via laneway - Security screens on windows

EXTRA PROPERTY NOTES: Currently being rented for \$450 per week, leased on a fixed lease until August 03/08/2024. HWS: Gas Instantaneous Gas: Connected NBN: Available Built: 2011 Pets: Allowed Land: 223 sqm. Inside: 101 sqm Council: City of Mandurah Strata levy: \$394.25 Quarterly Council fees: \$1,870.74 Annual Water Service Charges: \$260.69 - 1/9/23 - 31/10/23

AGENTS COMMENTS: If you're an investor, downsizing or a first home buyer, this property will suit you, being very easy to care for and perfect for lock up and leave. It is well located in a growing suburb, being, - Close to a choice of beautiful parks close by - Close to new Lakelands Shopping Centre (3 mins drive) - Close to Public and Private schools close by - Close to new Lakelands High School - Within a short drive to Golden Bay beach, the golf club and surf club. - Within a short drive to Mandurah Cafe strip and Foreshore Parks

INSPECTIONS: As the property is rented, Inspections by appointment