

# 4 Payanna Grange, Lakelands, WA 6180

Mandurah

## Sold House

Saturday, 11 November 2023

4 Payanna Grange, Lakelands, WA 6180

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



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**\$560,000**

Introducing an exceptional family residence nestled in the sought-after community of Lakelands, where modern sophistication harmoniously blends with comfort on a spacious 420sqm block. This impeccable property showcases four bedrooms and two bathrooms, complemented by a well-appointed double garage, designed with your convenience in mind. Upon arrival, you are greeted by an impeccably rendered front yard, embellished with artificial turf, timber deck entrance and a single-door entry that's further enhanced by a security door. Step inside and discover a seamless open-plan living environment, offering both ample space for relaxation and stylish entertainment. Additionally, a dedicated theatre room awaits, providing the perfect setting for cinematic experiences or quiet retreats. The generous main bedroom includes an elegant private ensuite complete with stone benchtops, glass shower screen and separate W/C, creating a serene retreat within your home. Three additional bedrooms are located in a separate wing of the home and feature built-in robes and share modern bathroom, distinguished by stone benchtops, single vanity and glass shower screen. For culinary enthusiasts, the galley-style kitchen is the heart of the home, with its elegant stone benchtops, abundant cabinetry, spacious pantry, and high-end appliances, including a 900mm gas cooktop, 600mm electric oven, 900mm rangehood, and provisions for a microwave and dishwasher. This kitchen not only serves as a hub for cooking but also as a focal point for open-plan living, ideal for entertaining guests. It seamlessly connects to the alfresco entertaining area, making it a versatile space where culinary magic and cherished memories come together. The residence boasts high ceilings, ducted reverse cycle air conditioning for year-round comfort, a solar hot water system, and solar panels, ensuring both energy efficiency and sustainability. Your security needs are addressed with a comprehensive alarm system. The property has also been freshly painted and is accentuated with skirting boards, adding to its modern and professional finish. The laundry features a practical bench, and a linen cupboard ensures impeccable organization. Insulation batts have been installed, enhancing the home's energy efficiency. Featuring:

- Built by Home Start 2014
- 420sqm block
- 4 bedrooms
- 2 bathrooms
- Double garage with remote door also accessible by app
- Rendered fenced front yard
- Timber deck entrance
- Single door entry
- Security door
- Open plan living
- Theatre room
- Generous sized main bedroom with private ensuite
- 3 Minor bedrooms with built in robes
- Modern bathrooms featuring stone benchtops and glass shower screen
- Galley style kitchen featuring stone benchtops
- Plenty of cabinetry and bench space
- Generous sized pantry
- 900mm gas cooktop
- 600mm electric oven
- 900mm rangehood
- Microwave recess
- Dishwasher recess
- High ceilings
- Ducted reverse cycle air conditioning with app control
- Solar hot water system
- Solar panels
- Alarm
- Freshly painted
- Skirting boards
- Alfresco entertaining area
- Artificial turf
- Bench in laundry
- Linen cupboard
- Low maintenance home
- Insulation Batts
- Easy walk to train station
- Close proximity to freeway

This exceptionally situated home offers the convenience of being within walking distance to both train and bus station, ensuring a seamless daily commute. Furthermore, it boasts easy access to nearby freeways. Its prime location also provides close proximity to government and private schools, as well as various shopping centres. To immerse yourself in the authentic Lakelands living experience, don't miss this opportunity - get in touch with Rachael Shaw at Harcourts Mandurah 0488 136 999 to schedule a viewing. 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.