

**53 Lakemba Way, Waikiki, WA 6169**

*Elders*

**Sold House**

Friday, 1 September 2023

53 Lakemba Way, Waikiki, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 684 m<sup>2</sup>**

**Type: House**

**\$561,000**

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out. Located in a simply idyllic location overlooking the endless greenspace of the Lakemba Reserve, this fantastic family home sits on a substantial 684sqm block with a variety of living and dining options, perfect for those wanting a peaceful retreat and the opportunity to create a home to suit their family. Internally, this 1990 built home provides 159sqm of living space, with 4 bedrooms, 2 bathrooms, a formal lounge and dining, central kitchen, family room and games area, all overlooking the rear garden with multiple alfresco areas, a powered workshop with drive through access and an incredible aquaponics system with 12 raised garden beds for the green fingered among us. Features of the home include:- Fully equipped kitchen, firmly placed in the heart of the home, with ample cabinetry, including a corner pantry, in-built appliances, fridge recess and benchtop with the option for seating - Family living room with separate games area providing open access to the kitchen, and a cooling reverse cycle air conditioning unit for year-round comfort- Formal lounge and dining at the front of the home, flooded with natural light and with views of the parkland opposite - Spacious master suite with yet another large window to enjoy those parkland views from, plus a walk-in robe and ensuite with vanity, shower and WC- Three further minor bedrooms, all with built in robes - Central bathroom with bath, shower and vanity - Laundry with in-built linen closet and private WC - Tiled flooring throughout the entire home - Undercover alfresco area off the games room, with a secondary gazebo for added entertaining or relaxation - Large lawned area, with a fenced off section to ensure the children or pets can safely play- Complete aquaponics system with 12 raised garden beds - Single carport with roller door and drive through access to the powered workshop - Shutters to the front windows - Solar panel system for added efficiency Situated in a family friendly location, aside from the enormous parkland opposite, you also have a variety of childcare and schooling facilities within easy reach, along with the Waikiki Village Shopping Centre, local IGA and handy transport links to utilise, ensuring easy family living and an appealing location to an array of buyers. Contact David Parlor on 0412 734 727 to arrange your viewing today. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.