

80 Malata Ridge, Lakelands, WA 6180



House For Sale

Tuesday, 7 May 2024

80 Malata Ridge, Lakelands, WA 6180

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 551 m2

Type: House



David Beshay
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Best Offer Over \$670,000

David Beshay welcomes you to 80 Malata Ridge, Lakelands. This beautiful 4-bedroom, 2-bathroom home offers a perfect blend of comfort and convenience. With its additional theatre room, side access, and spacious backyard, it's an ideal retreat for families, couples and investors alike. Additionally, enjoy easy access to nearby amenities including Lakelands Shopping Centre, Lakelands Train Station, Coastal Lakes College, Lakelands Primary School, and the picturesque Madora Bay Beach which are all within a 4-minute drive of the home. Experience the best of Lakelands living in this wonderful residence! The beautifully landscaped garden sets the stage for this inviting abode. As you enter the home, natural light floods the interior, casting a warm and welcoming ambiance throughout. Positioned at the front of the residence are three minor bedrooms, each featuring built-in wardrobes to accommodate all your storage needs. The contemporary family bathroom boasts both a shower and bathtub, perfect for relaxation. Adding to the appeal, a spacious linen closet, cleverly tucked away behind sliding doors, provides practical shelving for organised storage solutions. At the heart of this home lies its most captivating feature, a spacious open plan living, dining and kitchen area that serves as the focal point of the residence. The living space exudes warmth and charm thanks to its magnificent wood fireplace, creating an irresistibly cosy atmosphere that's perfect for winter nights. The galley-style kitchen boasts modern stainless-steel appliances including a rangehood, oven and gas stovetop, ensuring both style and functionality. Adjacent to the dining area, you will find an additional theatre room, providing an extra space for relaxation and entertainment! The sliding doors leading from the dining room beckon you to the alfresco area, the perfect space for entertaining guests and enjoying the outdoors. Nestled at the rear of the residence lies the master bedroom, offering a spacious and serene retreat within the home. This spacious haven features a large window overlooking the serene backyard, infusing the room with natural light and offering peaceful views. A standout feature is the generously sized walk-in wardrobe, providing ample space for all your fashion essentials. Adjacent, indulge in the convenience of a private ensuite complete with contemporary finishes, ensuring a comfortable experience. Step into the expansive backyard of this home, a meticulously landscaped retreat offering boundless opportunities for outdoor enjoyment. Spanning a generous area, it provides the perfect setting for relaxation, recreation and entertaining. A standout feature is the convenient side access, perfect for accommodating trailers or small vehicles, enhancing the property's functionality and versatility. Additionally, a well-appointed shed offers storage solutions for your outdoor equipment and firewood.

Features:

- Beautiful wood fireplace in open plan living, kitchen and dining area
- Side access large enough to fit a 6x4 trailer or small vehicle
- Spacious master retreat with walk-in wardrobe and private ensuite
- 3 minor bedrooms with built-in wardrobes
- Large family bathroom with shower and bathtub
- 18 solar panels with a 6.5kw inverter
- Zoned reverse cycle air conditioning throughout
- Additional theatre room
- Large, well-maintained backyard with shed for additional storage
- Stainless steel kitchen appliances including rangehood, stovetop and oven
- 1km to Lakelands Shopping Centre
- 1.4km to Lakelands Train Station
- 550m to Coastal Lakes College
- 1.9km to Lakelands Primary School
- 2.2km to Madora Bay Beach

Other Features:

- Built 2012 approx. by Easystart Homes
- 551m² size block
- Sizeable 141m² internal living area
- Water rates: \$1,439.89 p/a approx.
- Council rates: \$2,050.00 p/a approx.
- Potential rental income \$680 p/w

This beautiful home is not only move in ready but conveniently located only a 2-minute drive from Lakelands Shopping Centre, Coastal Lakes College, and Lakelands Primary School making this the perfect home for first-time buyers, families, downsizers and investors alike. Your perfect dream home awaits – call David Beshay today! 0460 732 432

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