

**82 Malata Ridge, Lakelands, WA 6180**



**House For Sale**

Tuesday, 7 May 2024

**82 Malata Ridge, Lakelands, WA 6180**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 551 m2**

**Type: House**



Leigh Smith  
0402174665

**From \$739,000**

Leigh Smith is delighted to present this charming family home that is welcoming with its manicured lawns and easy-care garden beds, extending a warm invitation as you approach. Step inside and discover a space of tranquility in the spacious front lounge, offering the perfect retreat for parents seeking a quiet escape or for delightful family movie nights. Venture further into the heart of the home, where generous open-plan living spaces await, fostering an atmosphere of warmth and togetherness. The well-appointed kitchen, seamlessly integrated with dining and family areas, is a hub for gatherings and cooking delights. Boasting a generous breakfast bar, pantry, along with gas cooktop, rangehood, electric oven, built in microwave and new dishwasher, perfect for the chef of the family. Entertain effortlessly in the thoughtfully designed alfresco dining area, an extension of indoor living, featuring a panel-lined ceiling and versatile café blinds for year-round enjoyment. Retreat to the master bedroom oasis, complete with built-in drawers, his and hers walk-in robes, and an en-suite with a large shower, vanity basin and separate toilet. Three additional bedrooms offer ample space for family or guests, with double built-in robes in 2 of the bedrooms and a robe recess in the 4th. A flexible activity area set amongst them is ideal for work or play. Modern comforts abound with ducted reverse cycle air conditioning, ceiling fans, 24 solar panels, and security cameras enhancing everyday living. Step outside and discover your own private oasis, complete with a sparkling solar-heated swimming pool, perfect for endless hours of family fun and relaxation. Additional features include a garden shed, outdoor shower, and easy-care garden beds, completing the picture of idyllic family living. Conveniently located within walking distance to schools, shops, parks, and sporting facilities, with easy access to transport and pristine beaches, this home offers the ultimate blend of comfort and convenience. Don't miss this opportunity to make this your forever home! Contact Leigh Smith today on 0402 174 665 to arrange your inspection. Disclaimer: The information contained in this website has been prepared by Leigh Smith Realty and eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.