

96 Yindana Boulevard, Lakelands, WA 6180



House For Sale

Friday, 24 May 2024

96 Yindana Boulevard, Lakelands, WA 6180

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 602 m2

Type: House



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Contact Agent

To save time checking in, please use the Online Enquiry Form to register your interest with a valid phone number and email prior to inspections. You will receive an automatic response with a price guide and any updates to inspection times. Please check your other email folders, so you don't miss it! ~ ~ ~ ~ Welcome to 96 Yindana Boulevard, Lakelands! Realty One is delighted to introduce this expansive family home to the market. Located in the vibrant Lakelands community, just an easy walk to Yindana Lake and conveniently situated close to local schools, shopping, restaurants, parks, and the train station, with the beach and golf course just a few minutes' drive away. Set on a 602 sqm lot with a spacious and functional 204 sqm floorplan, it incorporates seamless open main living and dining areas, along with separate study and theatre rooms, providing dedicated spaces for relaxation for the whole family and a great outdoor alfresco area perfect for entertaining loved ones. With its prime location, thoughtful design, and complemented by its fresh interior, this property makes an ideal investment for those seeking a comfortable and convenient family lifestyle.

FEATURES:

- Primary bedroom- Large walk-in-robe- Enormous ensuite- Shower- Toilet- Vanity with accompanying mirror
- Open plan kitchen, living and dining areas- Perfectly positioned kitchen island doubling as a breakfast bar- Recently replaced electric fan forced oven- Westinghouse 5 burner gas cooktop- Walk-in-pantry- Dual stainless steel sink with built in drainboard- Dishwasher
- Inside the house has been freshly painted!
- Spacious laundry
- Separate WC
- Whole house tiled, except for the bedrooms which are carpeted - recently cleaned!
- Theatre
- 3 additional bedrooms with built-in-robos
- Second well-appointed bathroom servicing the rear bedrooms- Bathtub- Shower- Vanity
- Study
- Massive alfresco area
- Double car garage- Automatic remote door (motor replaced 6 months ago)- Shoppers entrance from the garage

OTHER FEATURES:

- Automatic mains reticulation (timer replaced 4 weeks ago!)
- New blackout curtains and vertical blinds installed in 3 bedrooms
- Master bedroom windows and all external doors have security mesh
- Hot water system powered by a Rheem heat pump
- Extra gas point in the family room
- Bolted safe in linen cupboard
- Split system air conditioning units installed in 5 rooms- 3 x bedrooms- 1 x lounge- 1 x theatre room
- Huge garden shed

LOCATION, LOCATION, LOCATION!

Yindana Lake ~ 350m
Lakelands Train Station ~ 400m
Clarendon Circuit Park ~ 700m
Lakelands Estate's Black Swan Lake Park ~ 750m
Lakelands Primary School ~ 800m
Coastal Lakes College ~ 850m
Melville Mandurah Hwy ~ 900m
Mandurah Baptist College ~ 1km
Lakelands Shopping Centre ~ 1km
Madora Beach ~ 2.7km
Mandurah ~ 8.4km
Fremantle ~ 50.6km
Perth ~ 65.6km
Perth Airport ~ 68.6km

To register your interest for the Home Opens please use the online enquiry form. You will receive an automatic response with price-guide and open times. For further information, an inspection outside of the published home-open times, or for a video walk through if you are unable to attend, please call Realty One Winthrop exclusive listing agent Rick Lombardo 0419 918 888 or Jane Lombardo on 0420 948 734