

238 Badgerup Avenue, Lakelands, WA, 6180

Harcourts

House For Sale

Monday, 28 October 2024

238 Badgerup Avenue, Lakelands, WA, 6180

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

WOW !! * ONLY 8MTHS OLD !! *

* Ocean Hill Estate * Fabulous New Home !! *

This fabulous 2023 built home is perfect for anyone looking for a modern home in a quiet, modern location - close to ALL amenities - This is a MUST SEE !!

The Property:-

2023 built by Home Group home builders WA

4 x 2 x 2 with 171sqm living

Open plan & spacious with loads of features

A 220sqm home on a 375sqm block :)

The Details:-

Spacious Master includes large walk-in robe

Ensuite includes double vanity with stone top, double shower & sep wc

Media/Theatre room with double doors & data point

Huge open plan kitchen, meals & living

Scullery off kitchen includes additional storage, stone top & tiled splashback

Laundry includes large walk in linen, stone top & tiled splashback

Kitchen is a chefs dream with double ovens, 900gas cooktop & rangehood
dishwasher, microwave nook, large fridge recess, stone tops & breakfast bar
tiled splashback, plus ample cupboards, drawers & storage

Beautiful tiled floors to open plan living & passageways

Extra height ceilings & led downlights

12kw ducted reverse cycle air con system with zone control (8 zones)

Study/activity area with data point

3 minor bedrooms are queen size with double door mirrored robes

Main bathroom with large shower, vanity with stone top & separate deep bath-tub

Sep wc to passageway

The extra deets:-

Quality carpets to all bedrooms & media room

Modern vertical blinds throughout

LED downlights throughout

Instant gas hot water system

Batts insulation

Extra length double garage with 4WD (height) access

NBN connected (FTTP)

Retic off mains

The Location:-

400m approx. - Bus Stop (route 585 & 586)

500m approx. - North Mandurah football club

600m approx. - Coastal Lakes College

900m approx. - Adventure Playground

1km approx. - Madora Bay Primary School

1km approx. - Lakelands shopping ctr

1.9km approx. - Lakelands Train Station

2km approx. - Lakelands Primary School
2km approx. - McLennan Park pump track
2km approx. - Madora Beach
3.5km approx. - Singleton Beach
4km approx. - Meadow Springs Golf club
9km approx. - Mandurah
9.3km approx. - Dolphin Quay

Additional Info:-

Shire Rates - \$1900pa approx.

Water Rates - \$1100pa approx.

Rental Appraisal - \$650pwk - \$670pwk

* Walk through video available via WhatsApp (plz msg me on WhatsApp 0409 788 619)

"Ocean Hill is a flourishing community nestled in North Lakelands, just 10 minutes north of Mandurah. Embrace the best of both worlds, with beautiful Madora Beach within easy reach and everyday amenities on your doorstep. You'll be close to everything you need, with well-established schools, parks and shops nearby, including Lakelands Shopping Centre. This fast-growing southern corridor continues to benefit from new developments, including the Lakelands Train Station, just 5 minutes drive.