

# 4 Landers Road, Lesmurdie, WA, 6076

## House For Sale

Wednesday, 23 October 2024



4 Landers Road, Lesmurdie, WA, 6076

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Nick Mitchell  
0894759613



Alex Mitchell  
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## Peak Living!

Positioned right at the top of a hill, at the highest point in the neighbourhood and yet still boasting a fully useable, level block, is this outstanding family home just waiting to make your hills dream a reality!

With a wide circular driveway and abundant places for guests to park, you'll be able to invite all your friends and family to an EPIC house warming party to help celebrate your win. If you do it soon enough, you might even still be able to celebrate while toasting marshmallows over the fire-pit!

This home has everything for the aspiring hills family. With four bedrooms and 2 bathrooms on the inside, and a renovated kitchen with views out to the many play areas outside. You'll be able to keep an eye on the little ones playing in the sand-pit mud kitchen, exploring the little native bush corner, or even making some wild loud noises with the built-in music percussion station... cleverly positioned waaaaay down the end of the back yard.

The property also enjoys side access through the double carport/garage, as well as a mini orchard/chicken coop with tonnes of great fruit trees, including my absolute all time favourite and literal money tree - the MANGO.

In a nutshell:

- 887 square metre block
- 1988 built 4 bedroom 2 bathroom home
- Top of the hill (according to the contour maps on the Kalamunda Intramaps Website)
- 2 car carport/garage
- Circular dual access driveway
- Solar panels
- Ducted evaporative A/C AND split system reverse cycle A/C
- Orchard with a great selection of edible fruit trees
- And more!

You know what the story is here don't you?

Great house + gorgeous neighbourhood + affordable price point = you will need to be quick!

It's time to call The Mitchell Brothers

Nick Mitchell 0415 833 131

Alex Mitchell 0404 122 943

Water rates: \$415.43 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$2396.28 p/a (approx.)

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.