

**67 Malata Rdg, Lakelands, WA, 6180**

Mandurah

## House For Sale

Saturday, 30 November 2024

67 Malata Rdg, Lakelands, WA, 6180

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Grant Robinson  
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## S-P-R-E-A-D Out !!

Grant Robinson welcomes you to 67 Malata Ridge, Lakelands - a stunning large home ready for you to just move-in, 2012-built home that blends modern design and comfort on a prime corner block, ready for you to call home!

Experience the cool comfort with ducted evaporative air-conditioning and enjoy energy savings with the fantastic addition of solar panels, while modern touches like LED downlights

A prime location just 3-minutes from schools, a shopping centre, train station, child care and parks, this beautiful property truly offers both convenience and luxury in one stunning package.

Step through the front door and you'll find a well-placed lounge/theatre room, offering a private space for enjoying your favourite TV shows or hosting movie nights. This versatile space offers flexibility to suit your family's needs, whether it's for entertainment, activities or relaxation. Also at the front of the home is the master bedroom complete with his-and-hers walk-in wardrobes and a private ensuite featuring a generous shower - perfect for unwinding in comfort and style.

At the heart of the home is the open-plan kitchen, living and large dining area, where large windows invite in an abundance of natural light, creating a warm and welcoming atmosphere, making this the perfect space for both everyday living and entertaining. The modern kitchen features a built-in pantry, stainless-steel appliances, including a rangehood completes this beautifully designed kitchen making it as functional as it is stylish.

This home offers two generously sized minor bedrooms, each with built-in wardrobes. The family bathroom is thoughtfully designed with both a bath and shower, ensuring comfort and convenience for the whole family.

The sliding doors from the dining area open to the alfresco, creating a seamless flow between indoor and outdoor living. The alfresco area provides an inviting space for summer BBQs, evening gatherings or relaxing in the fresh air. The fully reticulated backyard ensures your outdoor space stays lush year-round, while convenient side access allows for easy movement between the front and back of the property, enhancing the practicality of your home.

Features:-

- High 31-course ceilings throughout
- LED downlights
- Solar panels
- Additional theatre room
- Master bedroom with his-and-hers walk-in wardrobes and private ensuite
- 2 minor bedrooms with built-in wardrobes
- Fully reticulated to both front and backyard
- Open-plan kitchen, living and dining
- NBN connected
- Instantaneous hot water

Location (distances are approximate)- 450 from Kyle Wade Park and Playground- 800m from Coastal Lakes College- 1.1km from Kids Active Lakelands Child Care- 1.2km from Lakelands Shopping Centre- 1.2km from Lakelands Park and Community Sports Facility- 1.3km from Lakelands Train Station- 2.0km from Lakelands Primary School- 2.2km from Mandurah Baptist College.

Rates and Dimensions:-

Built in 2012 approx. by Home Builders WA

Situated on a 405 sqm block- 154 sqm internal living area

Water rates: \$1,453.38 p/a approx.

Council rates: \$2,100 p/a approx.

Potential rental income: \$600 p/w

Don't miss this rare opportunity to secure a home in the sought-after suburb of Lakelands.

Your dream home awaits - call Grant Robinson 0409 016 852. today.

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