



62 Highcliffe Circle, LAKELANDS, WA 6180

LOW MAINTENANCE LIVING IN A CONVENIENT AND CENTRAL SETTING

Placed within a peaceful street with no rear neighbour to the property, this fantastic family home occupies a 478sqm block, with well-maintained and easy care gardens, including a large alfresco to the rear and a lawned backyard. Garaged parking sits to the front of the home, while inside you have 4 spacious bedrooms, 2 fully equipped bathrooms and a choice of living areas for your entertaining and relaxation, with the carefully considered floorplan ensuring a seamless flow throughout. An open plan family hub offers living, dining and your central kitchen, with uninterrupted access to the patio for an indoor to outdoor design, with a separate formal lounge or theatre space, and a home office or activity area to the front.

Positioned for convenience, you are within easy reach of the fully stocked and popular Lakelands shopping centre, with the Meadow Springs retail precinct just a little further for all your day-to-day essentials. The recently opened Lakelands train station is equally close by for a straightforward CBD commute, with excellent road and bus connections also on hand, while a range of primary and secondary schooling caters to all ages. For your recreational enjoyment, you have plenty of parkland to the surrounding area, including sporting ovals and the sensational coastline and beaches, with the bustling city of Mandurah easily within reach for all your dining and entertainment needs.

Features of the home include:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P185763

SALE DETAILS

\$749,000

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

Bernie Egan
0433707633

- Spacious master suite with carpet to the floor, a large walk-in robe and an ensuite with an extended vanity with storage, a glass shower enclosure and WC
- Three further bedrooms, all well-spaced with carpet to the floor and built-in robes for storage
- Main family bathroom with a bath, glass shower enclosure and vanity, with a separately placed WC
- Sizeable laundry with direct exterior access and a linen closet to the hallway
- Centrally placed kitchen with a galley style design, including a freestanding island bench for casual meals, plentiful under bench cabinetry and in-built stainless-steel appliances, with an electric oven, gas cooktop and rangehood, plus a full height pantry and dedicated recess for the fridge
- Light and bright family zone to the rear of the property, with ample space for both living and dining, plus tiling to the floor and sliding doors to the alfresco and gardens
- Formal lounge or theatre space, with carpet underfoot and a large window to bathe the room in natural light
- Home office or activity space to the right of entry, with carpet to the floor and an open design
- Security screening to the front door leading to a tiled entry hallway with shoppers access from the garage
- Ducted evaporative air conditioning throughout
- Generously sized alfresco to the rear yard, with paved flooring and an outlook across the gardens
- Fully fenced backyard, with abundant lawn for the children or four legged friends to enjoy, and well-maintained access to both sides of the home
- Lawned front yard with a raised bed before the property that's bursting with colour
- Double remote garage with paved driveway parking beforehand

Built in 2011 and ideal for the family, professional or investor, this well-placed property offers a functional and spacious floorplan, with multiple areas to relax and plenty of room for everyone to find a peaceful space within, while the gardens ensure a low maintenance design, allowing laid back alfresco dining, and a safe space for the children or pets to roam.

Contact Bernie today on 0433 707 633 to arrange your viewing.

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk-through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Close to Schools

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- Land Area 478.00 square metres
- Building Area: 183.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite







