



16 Bibra Way, SOUTH YUNDERUP, WA 6208

Sleek New Build with Alfresco Lake Views

Freshly completed and never lived in, this sleek 4-bedroom, 2-bathroom cottage home combines modern design, sustainable finishes, and a picturesque lakeside outlook. Positioned on a 300m² block in the sought-after Austin Lakes estate, this property delivers low-maintenance living with style and comfort.

From the street, the home's contemporary grey tones, neat paving, and completed front landscaping set a stylish first impression. Inside, light-filled interiors, modern colours, and quality finishes flow throughout, offering the perfect backdrop for relaxed family living or a smart investment opportunity.

The open-plan living and dining area is the heart of the home, designed to capture views of the lake and seamlessly connect to the alfresco for effortless indoor-outdoor living. A rear lounge room also takes in the lake outlook, offering a peaceful retreat for quiet evenings.

The kitchen stands out with Zenith Surfaces Mottle Grey benchtops and a sustainable Vitriified Compact Surface (VCS) made from up to 89% recycled glass. Durable and low-maintenance, it delivers the look of natural stone with eco-conscious performance. Stainless steel appliances, a 900mm oven with gas cooktop, and a dishwasher recess

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: Sold

INTERNET ID: 79P1449

SALE DETAILS

From \$665,000

CONTACT DETAILS

**Elders Real Estate
Mandurah**

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Mandurah, WA
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complete this impressive space.

Accommodation is versatile, with 4 bedrooms in total â## two offering built-in wardrobes, the front room doubling perfectly as either a bedroom or study, and a master suite featuring a walk-in wardrobe and private ensuite.

Every detail has been considered for comfort and convenience, with reverse-cycle ducted air conditioning, gas instantaneous hot water, large floor tiles to living areas, and sleek carpets to bedrooms and lounge. Built-in shelving to the laundry provides ample storage, while a double automatic garage, low-maintenance yards, and modern bathrooms with separate bath and shower complete this brand-new home.

Lifestyle & Location Highlights:

- Picturesque lake views from alfresco and rear living areas
- Short stroll to Austin Lakes IGA and local amenities
- Family-friendly community with parks, schools, and transport nearby
- Low-maintenance cottage block with modern street appeal

Property Features:

- Brand-new 4-bedroom, 2-bathroom home
- Master suite with walk-in wardrobe & private ensuite
- Two minor bedrooms with built-in wardrobes
- Front room suitable as 4th bedroom or study
- Open-plan living & dining with lake outlook
- Rear lounge room also enjoying lake views
- Kitchen with sustainable Zenith Surfaces Mottle Grey benchtops, 900mm oven, gas cooktop, stainless steel appliances & dishwasher recess
- Reverse-cycle ducted air conditioning
- Gas instantaneous hot water system
- Large floor tiles to living areas, sleek carpets to bedrooms & lounge
- Modern bathrooms with separate bath & shower, sleek white & grey finishes
- Built-in shelving to laundry providing ample storage
- Double automatic garage
- Front landscaping now completed
- Low-maintenance 300mÂ² block

With its brand-new construction, sleek modern finishes, and stunning lake views, this home offers the perfect blend of style, comfort, and low-maintenance living â## a rare opportunity in Austin Lakes not to be missed, allowing you to enjoy the benefits of a brand-new home without the time or stress of managing a new build.

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*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: Carpeted, Close to Schools, Close to Shops, Openable Windows, Window Treatments

- Land Area 300.00 square metres
- Building Area: 184.39 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









