



## 25 Lakes Crescent, SOUTH YUNDERUP, WA 6208

### A Rare Lakefront Opportunity with Privacy and Outlook

Welcome to 25 Lakes Crescent, South Yunderup - a tightly held and highly sought-after location where lakefront living takes centre stage.

Perfectly positioned on the water with a secluded frontage, this home offers a sense of privacy while capturing uninterrupted lake views. Start your mornings with a coffee in hand, admiring the calm outlook across the lake - this is the lifestyle South Yunderup is known for.

Inside, the home opens with a formal lounge, flowing seamlessly into the heart of the home - a generous open-plan living zone incorporating lounge, dining and a spacious kitchen. The kitchen is well appointed with 600mm appliances, a dishwasher, ample cupboard and storage space, and an island bench overlooking the rear patio, making it ideal for everyday living and entertaining alike.

To the rear of the property, you'll find two sunrooms, including one directly off the master bedroom, providing additional living spaces to relax, unwind or enjoy the outlook year-round.

**TYPE:** For Sale

**INTERNET ID:** 79P1576

#### SALE DETAILS

**From \$749,000**

#### CONTACT DETAILS

**Elders Real Estate  
Mandurah**  
Suite 3, 4 Sutton Street  
Mandurah, WA  
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Accommodation is well designed, offering three bedrooms, two with their own ensuites, along with a functional main bathroom and laundry positioned within the bedroom wing of the home.

Additional features include a double garage with rear storeroom, two garden sheds, and ducted reverse cycle air conditioning throughout for year-round comfort.

A rare opportunity to secure a home with this level of positioning, privacy and lakefront appeal - 25 Lakes Crescent is all about lifestyle, outlook and location.

**\*\***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.

**\*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: Water Views

- Land Area 513.00 square metres
- Building Area: 157.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- Double carport
- Ensuite







