



1 Topiary Street, LAKELANDS, WA 6180

Modern Family Living in a Prime Lakelands Location

Positioned on a well-presented corner block in the highly sought-after suburb of Lakelands, this modern family home combines stylish finishes, practical design, and a convenient location close to everyday amenities. Offering multiple living zones, quality features, and established outdoor spaces, the property presents an excellent opportunity for both investors and future owner-occupiers alike.

Currently leased to an immaculate tenant at \$640.00 per week until 10/11/2026, the home provides immediate rental income with the benefit of a well-maintained tenancy already in place.

Accommodation & Design:

Designed with modern family living in mind, the home offers a functional floorplan complemented by contemporary finishes throughout.

Upon entry, a dedicated theatre room is positioned at the front of the home, providing the perfect space for movie nights, a children's retreat, or an additional living area separate from the main hub of the home.

TYPE: For Sale

INTERNET ID: L40716582

SALE DETAILS

Offers From \$869,000

CONTACT DETAILS

Jacob King
0416438583

The spacious master suite features a walk-in wardrobe and a modern enclosed ensuite finished in a stylish black and white colour palette, creating a comfortable and sophisticated space.

The heart of the home centres around the open-plan living and dining area, where natural light and modern décor create a welcoming atmosphere for everyday living.

Overlooking the main living zone, the kitchen offers both functionality and style, complete with an island bench, stainless steel gas cooktop, electric oven, ample storage, and an additional bench and storage area conveniently positioned adjacent to the laundry.

Three additional bedrooms provide comfortable accommodation for family members, all featuring open wardrobe storage and easy access to the modern main bathroom.

Adding to the home's appeal are quality finishes throughout, including downlighting, neutral décor, and reverse-cycle ducted air conditioning for year-round comfort.

Outdoor Living & Features:

Stepping outside, the alfresco entertaining area provides the perfect setting for outdoor dining, family gatherings, or simply enjoying the low-maintenance lifestyle on offer.

Established lawns and gardens enhance the home's street appeal, while the corner block positioning provides presence within the streetscape.

The double automatic garage offers secure parking and convenient internal access, while solar panels help improve energy efficiency and reduce running costs.

Property Features

- Currently leased at \$640.00 per week until 10/11/2026
- Immaculate tenant in place
- Corner block position
- 432m² block (approx.)
- Excellent street appeal
- Double automatic garage
- Solar panel system
- Reverse-cycle ducted air conditioning throughout
- Front theatre room/additional lounge
- Spacious master bedroom
- Walk-in wardrobe to master suite
- Modern enclosed ensuite with contemporary black and white styling
- Open-plan living and dining area
- Kitchen overlooking the main living zone

- Island bench with breakfast seating
- Stainless steel gas cooktop
- Electric oven
- Additional bench and storage space adjoining the laundry
- Enclosed laundry with linen cupboard
- Bedrooms 2, 3 and 4 with open wardrobe storage
- Modern main bathroom
- Downlights throughout
- Alfresco entertaining area
- Established lawns and gardens

Location Highlights (Approx.)

- Easy access to Lakelands Shopping Centre via newly opened access pathways
- Close proximity to Lakelands Train Station
- Nearby quality primary and secondary schools
- Parks, playgrounds, and family recreation areas close by
- Easy access to Mandurah Road and Kwinana Freeway
- Short drive to Mandurah CBD, Foreshore, and local beaches

Offering modern comfort, strong investment credentials, and a highly convenient Lakelands location, this beautifully presented home delivers the perfect combination of lifestyle and value.

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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.***

- Land Area 432.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







