



106 Lakewood Parkway, Coodanup

## Perfect for the First Home Buyer, Downsizer or Investor




Welcome to 106 Lakewood Parkway, located in the sought-after Frasers Landing Estate and situated only 390 metres to Serpentine River.

As you arrive, you're greeted by an impressive large front door front door, immediately setting the tone for the elegance and quality this beautiful home offers.

The spacious main bedroom features a ceiling fan, walk-in robe, and a private ensuite complete with shower and toilet. A dedicated study provides the perfect space for working from home.

At the heart of the home is the open-plan kitchen, living, and dining area, designed for both everyday comfort and entertaining. The kitchen is well-appointed with a four-burner gas cooktop, electric oven, twin sink, and dishwasher.

For movie nights or quiet relaxation, enjoy the separate theatre room. Bedrooms two and three both include mirrored built-in robes and ceiling fans, while the main bathroom offers both a shower and bathtub.

3  2  2 

### FOR SALE

Offers Over \$679,000

### AGENTS

John Ball

0418 396 056

[jball.mandurah@ljhooker.com.au](mailto:jball.mandurah@ljhooker.com.au)

### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Additional features include:

LED downlights throughout

Reverse-cycle ducted air conditioning

Instantaneous gas hot water system

Security system with cameras

Solar panels

The double lock-up garage provides convenient internal shopping access directly into the home.

Step outside to the alfresco entertaining area, perfect for hosting family and friends or enjoying relaxed outdoor living year-round.

- Build 2018
- Land size 300m<sup>2</sup>
- Living space 131m<sup>2</sup>
- Council rates approx \$2200 per annum
- Water rates approx \$1450 per annum
- Potential rental income approx \$590 to \$630 per week

This home delivers comfort, security, and modern living in a fantastic location.

## MORE DETAILS

Property ID	4SQGFF2
Property Type	House
Land Area	300 m <sup>2</sup>

**John Ball 0418 396 056**

Sales Executive | [jball.mandurah@ljhooker.com.au](mailto:jball.mandurah@ljhooker.com.au)

**LJ Hooker Mandurah (08) 9586 5555**

68 Mandurah Terrace, MANDURAH WA 6210  
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [hello.south@ljhpxp.com.au](mailto:hello.south@ljhpxp.com.au)

