



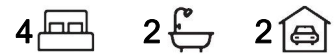
## Lakelands, 16 Badgerup Avenue

Elegant Family Home with Modern Finishes & Entertainer's Dream

Welcome to your dream sanctuary—a stunning quality-built home that takes modern living and entertaining to exhilarating new heights! Imagine stepping into an enchanting outdoor paradise, complete with a luxurious 4-person spa and a charming Bali Hut, perfect for unforgettable gatherings under the stars.

This exquisite property features four spacious bedrooms and is equipped with eco-friendly finishes, including a solar hot water system and a 3.6 kW solar panel array to keep your energy costs delightfully low. With captivating street appeal and beautifully landscaped, low-maintenance gardens featuring automatic reticulation, every inch of this home invites you to relax and enjoy.

As you enter, the striking rendered fae welcomes you into an expansive master suite, boasting a generous walk-in wardrobe and a breathtaking ensuite adorned with floor-to-



**For Sale**  
OFFERS OVER \$699,000

**View**  
[ljhooker.com.au/4QGHFF2](http://ljhooker.com.au/4QGHFF2)

**Contact**  
**Robert Kidnie**  
0401 076 916  
[rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.mandurah@ljhooker.com.au)



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

**Disclaimer:** 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.

ceiling tiles, a chic vanity, and a separate toilet. The adjacent theatre room sets the stage for cozy family movie nights, while the chef's kitchen—complete with a sleek stainless steel gas cooktop, elegant range hood, and contemporary LED lighting—overlooks a spectacular open-plan dining and living area, featuring soaring ceilings and exquisite finishes that exude luxury.

For those who value both comfort and security, this home has it all. A dedicated study area is perfect for work or study, while advanced security features offer peace of mind. The games room, invites lively gatherings, seamlessly flowing into the living area and opening up to a delightful patio.

Outdoor entertaining reaches new heights under the expansive patio, which leads to stunning timber decking and the serene Bali Hut, nestled amid a lush landscape of native trees. A single lock-up powered garage/workshop and garden shed complete this remarkable package, providing both convenience and versatility.

With an impressive array of features that elevate everyday living, this home truly has it all. The only way to truly appreciate its charm and sophistication is to experience it in person. Don't wait—schedule your inspection today and get ready to fall in love!

Key features:

- 205m<sup>2</sup> living area on 640m<sup>2</sup> block
- Master Bedroom with ensuite with floor to ceiling tiles plus his and hers walk in robes
- Minor bedrooms all very spacious with built in robes
- Ducted air conditioning
- Tiled flooring in Living area.
- Activity areas or Office
- Roller shutters and solar panels
- Low-maintenance landscaping with artificial turf in backyard surrounded by native plants
- Bali hut and 4 person Spa for entertaining
- Security cameras & Crimsafe door
- Energy efficient down lights throughout
- Alfresco with high ceiling and solar screens
- lock-up powered garage/workshop and garden shed
- Boat or caravan side storage area with potential for rear access

**\*\*Investors Note:\*\***

rental Appraisal: \$660 - \$700 per week.

Council Rates: Approximately \$2300.

Water: Approximately \$1,525

Make Lakelands your new lifestyle destination, where modern elegance meets coastal living.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency



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

**Disclaimer:** 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.

## More About this Property

Property ID	4QGHFF2
Property Type	House
House Size	206 m <sup>2</sup>
Land Area	640 m <sup>2</sup>
Including	Study

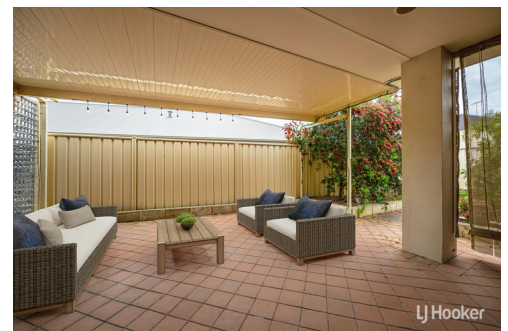
**Robert Kidnie 0401 076 916**

Property Consultant | [rkidnie.mandurah@ljhooker.com.au](mailto:rkidnie.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) | [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au)



**Disclaimer:** 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.

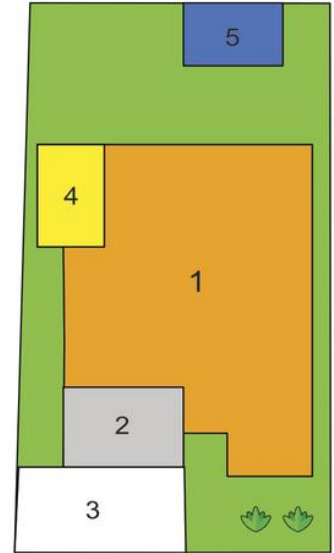
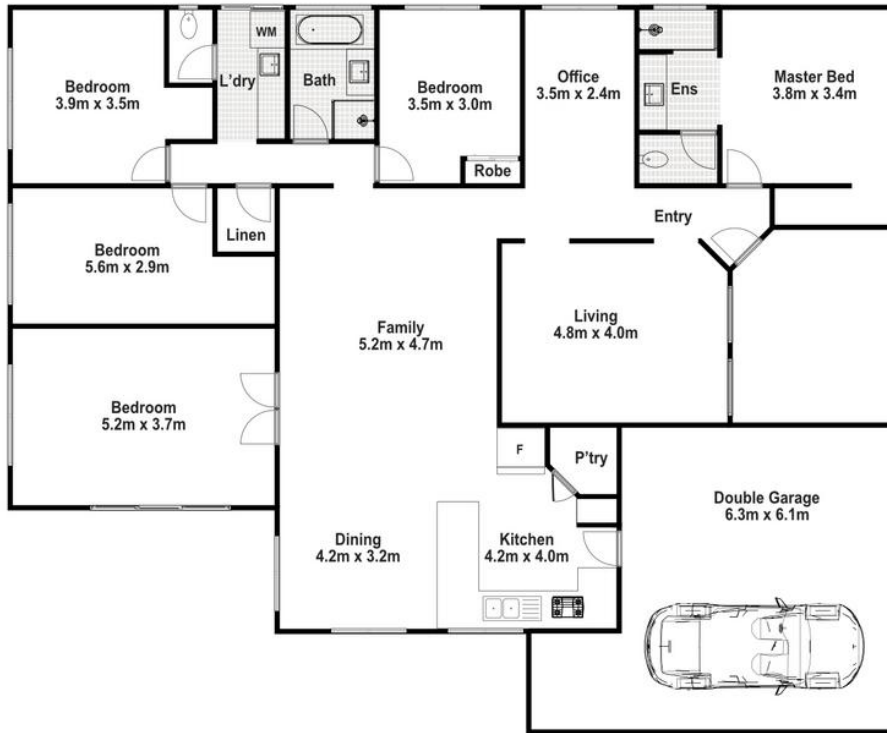
**LJ Hooker Mandurah  
(08) 9586 5555**

# 16 Badgerup Avenue, Lakelands

block size 640 m<sup>2</sup> | building 206m<sup>2</sup> | 4 x 2 x 2 x



Rob Kidnie | 0401 076 916



### Site Legend

1. Residence
2. Garage
3. Driveway
4. Alfresco
5. Shed



© gbph.t.au

\*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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

**Disclaimer:** 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.