



166 Badgerup Avenue, Lakelands

Where Space, Style & Lifestyle Come Together

Welcome to 166 Badgerup Avenue, Lakelands - a beautifully presented family home offering space, comfort, and everyday convenience. Thoughtfully designed for modern living, this impressive five-bedroom residence features multiple living zones, quality finishes, and a warm, welcoming atmosphere from the moment you arrive. Currently tenanted until April 2026 at \$640 per week, this property presents an outstanding opportunity for investors or future owner-occupiers seeking flexibility and long-term value.

Features You'll Love:

- Five generous bedrooms, all with built-in wardrobes
- Spacious master suite with walk-in robe, private ensuite, and roller shutters for added comfort and privacy
- Open-plan living and dining area forming the heart of the home
- Modern kitchen with 5-burner gas cooktop, quality oven, dishwasher, and ample storage
- Separate theatre room - ideal for movie nights or a private retreat
- Dedicated kids' activity zone, perfect for study or play
- Evaporative air conditioning and gas heating for year-round comfort
- Large undercover alfresco area, ideal for entertaining family and friends

5 2 5

FOR SALE
\$920,000

AGENTS

Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.



- maintenance backyard with lush lawn, perfect for kids and pets

Location Highlights:

Positioned in a highly convenient and family-friendly area:
Walking distance to local shops, football oval, and train station
Close to parks, playgrounds, and community amenities
Less than 2km to the stunning Madora Bay beachfront

Why You'll Love It:

With its practical floor plan, generous proportions, and unbeatable location, 166 Badgerup Avenue is a home that truly delivers. Whether you're growing your investment portfolio or planning ahead for a future move, this property offers exceptional lifestyle and long-term appeal.

Rates & Dimensions:

Block size: 509sqm

Living area: 179sqm (approx.)

Water rates: \$1,603.19 per annum (approx.)

Council rates: \$2,400 per annum (approx.)

Contact Sharnae Gray

LJ Hooker Property Experience South

0439 330 460

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MORE DETAILS

Property ID	4S9CFF2
Property Type	House
House Size	179 m2
Land Area	509 m2
Including	Ensuite
	Toilets (2)

Sharnae Gray 0439 330 460

Sales Executive | sharnae.gray@ljhpxp.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





TOTAL: 160 m2

FLOOR 1: 160 m2

**EXCLUDED AREAS: GARAGE: 29 m2, PORCH: 3 m2, COVERED PATIO: 35 m2,
WALLS: 11 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.