



239 Badgerup Avenue, Lakelands

Skip the Build - Step Straight Into Luxury

Sharnae Gray invites you to 239 Badgerup Avenue, Lakelands, where brand new luxury meets effortless family living.

A statement in contemporary design, built in 2025 by Affordable Living Homes, this four bedroom, two bathroom residence delivers luxury, space, and style in one of Lakelands most sought after family locations. Move straight in and enjoy the lifestyle without the wait, every detail has been thoughtfully curated for modern living.

From the moment you arrive, the double driveway and landscaped gardens set the tone, completing the picture of this impressive home.

Step inside to discover a residence defined by space and versatility, with multiple living zones thoughtfully designed to accommodate both relaxed family living and refined entertaining. High ceilings, neutral tones, and an abundance of natural light create a warm yet luxurious ambiance throughout, while reverse cycle air conditioning and LED lighting ensure year-round comfort and modern efficiency.

The king sized master suite is a true private retreat, featuring a spacious walk-in robe with ample storage for all your accessories.

4 2 3

FOR SALE
\$950,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

The open ensuite is beautifully appointed with a walk-in shower featuring a self-cleaning screen, along with elegant his and hers basins.

The secondary wing of the home is equally impressive, offering three generously sized bedrooms, all with built-in robes, alongside a stylish family bathroom finished with timeless white tiling and striking black accents. A versatile activity room provides the perfect space for a home office, theatre, or children's retreat.

At the heart of the home lies a stunning open-plan living and dining area, seamlessly connecting to a chef's kitchen designed to impress, showcasing premium appliances, including a statement SMEG freestanding induction cooktop and 90cm oven, this space balances functionality with sophistication. A generous walk-in scullery, complete with sliding window access to the alfresco, ensures effortless entertaining while keeping the main kitchen pristine.

Glass sliding doors open to a covered alfresco, perfectly positioned to capture the afternoon sun, ideal for relaxed evenings or entertaining guests. Beyond, the backyard presents a blank canvas to create your own outdoor sanctuary, whether that be a pool, workshop, or low maintenance haven for family living.

Positioned in the thriving Lakelands community, you'll enjoy convenient access to quality schools, childcare, shopping, dining, healthcare, and the newly completed train station, with the stunning coastline of Madora Bay just moments away.

A seamless blend of luxury, comfort, and lifestyle - ready for you to move in and enjoy.

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	4T5QFF2
Property Type	House
House Size	189 m2
Land Area	510 m2
Including	Ensuite
	Toilets (2)

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TOTAL: 164 m2

1st floor: 164 m2

EXCLUDED AREAS: GARAGE: 32 m2, PORCH: 4 m2, COVERED PATIO: 24 m2,
WALLS: 12 m2

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