







35 Lascelles Circus, Lakelands

Neat Cottage Home on a Low-Maintenance Block

- Private Viewings Available by Request*

35 Lascelles Circus, Easy-Care Living with Extra Parking.

Positioned on an easy-care cottage block of approximately 386sqm, this neat and well-presented 3-bedroom, 2-bathroom home offers comfortable living, practical design, and the bonus of front parking for your boat, caravan or extra vehicle.

Step inside to discover two separate living areas, plus a study, complemented by high ceilings and an abundance of natural light that creates a bright and welcoming atmosphere. The open plan living and dining space flows effortlessly to the outdoor patio, making it ideal for everyday living and entertaining.

The kitchen is well-appointed with a 4-burner gas cooktop, 60cm oven, double fridge recess, and plenty of bench space. The adjoining laundry also offers generous storage and additional workspace for added convenience.

All three bedrooms are carpeted for comfort, while tiled flooring

3 2 2

FOR SALE
$749,000.

VIEW
Sat 14th Nov @ 2:15PM - 2:35PM

AGENTS
Sharnae Gray
0439 330 460
sharnae.gray@ljhpxp.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.

throughout the main living areas provides easy maintenance. The main bedroom is a generous double sized retreat featuring an open ensuite, walk in robe, and separate toilet.

Outside, you'll find easy care gardens requiring minimal upkeep, a private patio for relaxing, and a double garage positioned at the rear of the home.
The generous front parking area provides plenty of space for a boat, caravan, or trailer and offers the potential to add a gate, creating secure off-street parking.

Features include:
- 3 bedrooms, 2 bathrooms
- Cottage block of approximately 386sqm
- Two separate living areas
- Open plan kitchen, living and dining
- High ceilings and plenty of natural light
- Tiled living areas with carpeted bedrooms
- burner gas cooktop and 60cm oven
- Double fridge recess
- Laundry with ample bench space and storage
- Split system air conditioning to the main living area
- Double garage at the rear
- Potential for drive-through side access for a boat, caravan or extra vehicle
- Easy care gardens and outdoor patio

Conveniently located close to:
- Schools
- Shops
- Public transport and train station
- Madora Bay Beach
- Childcare centres

This is an excellent opportunity to secure a neat, low-maintenance home in a convenient location.

For more information or to arrange your private inspection, contact:
Sharnae Gray
0439 330 460

LJ Hooker Property Experience South
DISCLAIMER: 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. Sharnae Gray and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

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 DETAILS

Property ID	4TPXFF2
Property Type	House
House Size	192 m2
Land Area	386 m2
Including	Air Conditioning Courtyard Built-in-Robes Remote Garage











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

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.



TOTAL: 154 m2
1st floor: 154 m2
EXCLUDED AREAS: GARAGE: 36 m2, PORCH: 7 m2, COVERED PATIO: 14 m2,
WALLS: 12 m2

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

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.