



6 Lismore Ridge, Lakelands

## Designed for Family Living

Offering generous proportions, modern updates and a family-friendly location, 6 Lismore Ridge is a home that ticks all the boxes.

With its practical floor plan, generous proportions, and unbeatable location, this 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.

Freshly painted and fitted with brand new carpets, this well-presented home features four double-sized bedrooms and two bathrooms, tiled living areas, high ceilings, and an inviting sense of space from the moment you step inside.

An open theatre room at the front of the home provides the perfect space for movie nights or a second lounge, while the heart of the home is the open-plan living and dining area, designed for everyday comfort and connection

### Features You'll Love

Four double-sized bedrooms, all with built-in wardrobes

Master suite with walk-in robe and private ensuite




Brand new carpets and freshly painted throughout

Open-plan living and dining area

Modern kitchen with 4-burner gas cooktop, newly installed oven and a dishwasher.

Shopper's entry from the double garage directly into the kitchen

Reverse-cycle air-conditioning throughout the home

4  2  4 

### FOR SALE

Please Call

### 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.



Downlights to main living areas  
Extra storage space in the laundry - ideal for busy families  
Large undercover alfresco area, perfect for entertaining  
• maintenance backyard, ideal for kids and pets  
Easy-care gardens and a quiet, family-friendly street

#### Location Highlights:

Positioned in a highly convenient and family-friendly area  
Walking distance to local shops, football oval, and Lakelands Train Station  
Close to schools, parks, playgrounds, and community amenities  
Less than 2km to the stunning Madora Bay Beach

#### Rates & Dimensions:

Land size: 512sqm (approx.)  
Living area: 170sqm (approx.)  
Council rates: \$2,400 per annum (approx.)  
Water rates: \$1,603.19 per annum (approx.)  
Rental income: \$600-\$700 per week (approx.)

A home that combines space, comfort, and location, 6 Lismore Ridge is ready to impress.

**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.

#### MORE DETAILS

Property ID	4SR1FF2
Property Type	House
House Size	170 m2
Land Area	512 m2
Including	Ensuite Toilets (2) Fully Fenced

#### Sharnae Gray 0439 330 460

Sales Executive | [sharnae.gray@ljhpxp.com.au](mailto:sharnae.gray@ljhpxp.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)





**TOTAL: 152 m2**  
 1st floor: 152 m2  
 EXCLUDED AREAS: GARAGE: 31 m2, PORCH: 19 m2, PATIO: 20 m2,  
 WALLS: 11 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.