



## Lakelands, 7 Lismore Ridge

Modern Luxury in Prime Lakelands with Stunning Pool Oasis!

Welcome to your new lifestyle in Lakelands! This modern 4-bedroom, 2-bathroom home offers the perfect combination of comfort, style, and convenience-ready for you to move in and make it your own.

Thoughtfully designed for modern family living, this spacious residence features a separate lounge, an expansive open-plan family and meals area, and a versatile games room, ensuring there's space for everyone to relax and enjoy.

Step outside to your very own backyard oasis-complete with a sparkling below-ground pool, a pergola-covered patio, and a cozy daybed, ideal for entertaining all year round or simply soaking up the sun in your private retreat.

Standout features include:



**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.



**For Sale**  
Offers Over \$769,000

**View**  
By Appointment

**Contact**  
**Gopika Kaku**  
0493 530 809  
gkaku.mandurah@ljhooker.com.au

**Jessica Kaku**  
0422 114 037  
jessica.kaku@ljhmm.com.au

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

Double lock-up garage with shopper's entry  
Energy-efficient solar panels with a backup battery  
Roller shutters on all windows for privacy and peace of mind  
Formal theatre room for movie nights  
Ducted air conditioning & ceiling fans throughout  
Heated in-ground swimming pool for year-round use

Property Details:

Land area: approx. 602m<sup>2</sup>  
Floor area: approx. 216m<sup>2</sup>  
Built: 2008  
Council Rates: approx. \$2,500  
Water Rates: approx. \$1,570 (July 2023 - June 2024)  
Rental appraisal : \$750 to \$780pw

Ideally positioned just minutes from quality schools, local shops, lush parks, and the beautiful shores of Madora Bay, with easy access to the freeway for city commutes-this home delivers both lifestyle and location.

Whether you're upsizing, relocating, or simply dreaming of a move-in ready property with everything already done for you, this one ticks all the boxes.

Don't miss your chance to secure this stylish and spacious family haven-call TODAY to arrange your private viewing or to make an offer!

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. Gopika Kaku and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.



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## More About this Property

<b>Property ID</b>	4RKBFF2
<b>Property Type</b>	House
<b>Land Area</b>	602 m2
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining

### Gopika Kaku 0493 530 809

Sales Executive | [gkaku.mandurah@ljhooker.com.au](mailto:gkaku.mandurah@ljhooker.com.au)

### Jessica Kaku 0422 114 037

Sales Executive | [jessica.kaku@ljhmf.com.au](mailto:jessica.kaku@ljhmf.com.au)

### LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

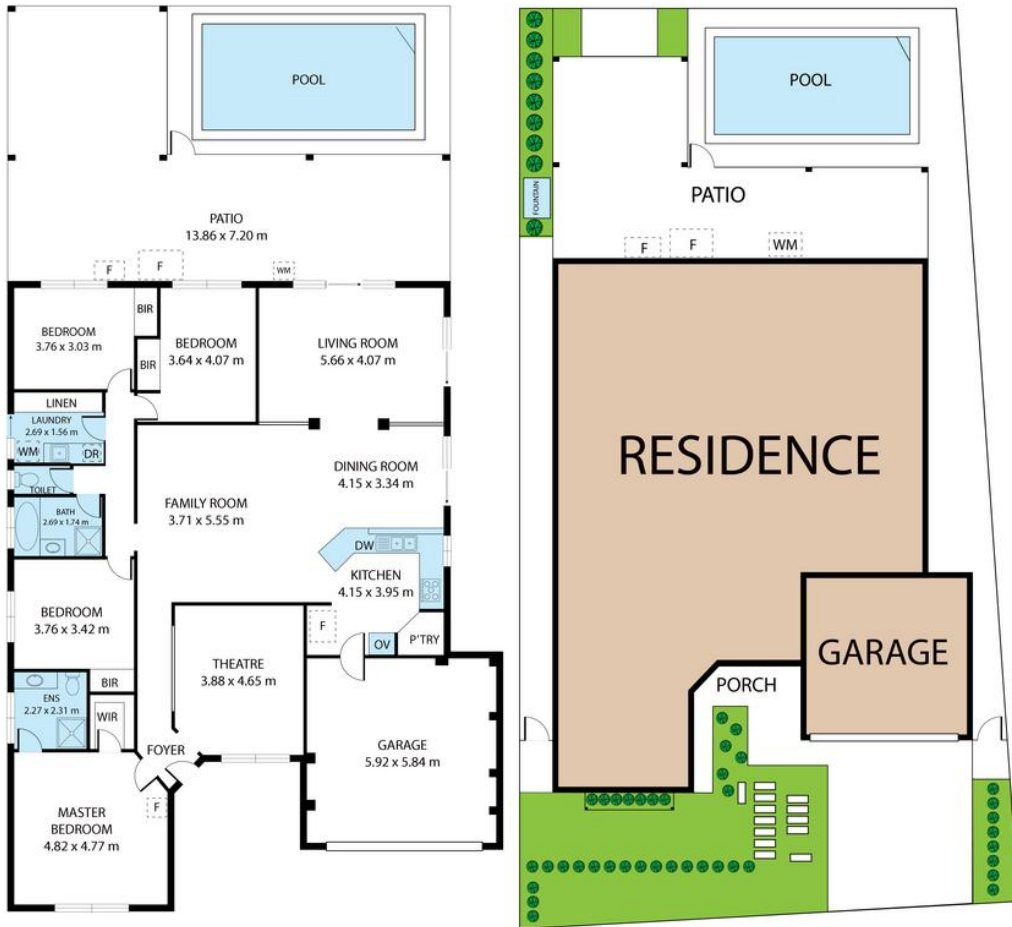
[mandurah.ljhooker.com.au](http://mandurah.ljhooker.com.au) | [reception2.mandurah@ljhooker.com.au](mailto:reception2.mandurah@ljhooker.com.au)



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7 Lismore Ridge, Lakelands, WA, 6180

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.