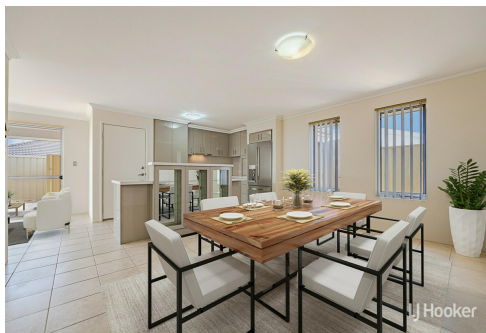
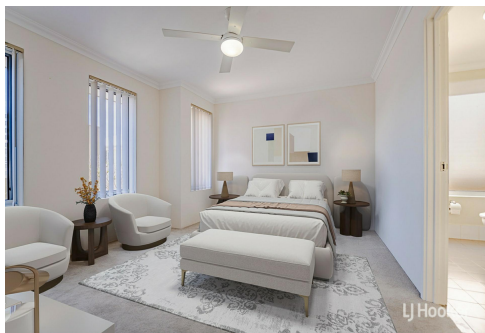




Lakelands, 3/25 Dowerin Circuit

Embrace a Lifestyle of Comfort and Style at 3/25 Dowerin Circuit, Lakelands

Step into a world where contemporary elegance meets everyday convenience in this stunning 3-bedroom, 2-bathroom home. Whether you're taking your first steps into the property market, expanding your investment portfolio, or ready to downsize, this residence is designed for a lifestyle of ease and relaxation.

As you enter, you'll be greeted by a spacious open-plan living and dining area, seamlessly connected to a beautifully renovated kitchen that's perfect for culinary adventures. Three generous double bedrooms provide ample space for family and guests, while modern features such as split system air conditioning, solar panels, and solar hot water elevate your comfort and sustainability. The easy-care tile floors flow throughout the main living areas, complementing the low-maintenance front garden, while a double garage with rear access ensures your convenience.

3 2 2

For Sale
Offers Over \$589,000

View
ljhooker.com.au/4QEUFF2

Contact
Robert Kidnie
0401 076 916
rkidnie.mandurah@ljhooker.com.au



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.

LJ Hooker Mandurah
(08) 9586 5555

Nestled in the vibrant suburb of Lakelands, you'll be just moments away from breathtaking beaches and essential amenities. Enjoy the short stroll to Lakelands Primary School and Baptist College, along with picturesque parks and the tranquil Black Swan Lake. With effortless access to the Lakelands Train Station and nearby freeway connections, commuting to the Perth CBD is a breeze.

And let's not forget the exciting Lakelands Shopping Centre, featuring Coles, Kmart, and Aldi, right at your fingertips to enhance your lifestyle even further.

Built in 2011 on a generous 233m² corner block, this low-maintenance gem is perfect for those seeking security and a carefree living experience. Don't let this opportunity slip away-contact me today to schedule a viewing and immerse yourself in the allure of Lakelands living!

Features:

- 3 bedrooms, 2 bathrooms, 2-car garage
- Built in 2011 with 113m² of living area on 233m² of land
- Freshly renovated kitchen
- Spacious Open-Plan Living:
- Solar Panels and Solar hot water
- Fantastic outdoor Alfresco area perfect for entertaining
- Easy-care tile floors and a low-maintenance front garden
- A double garage with rear access
- Bonus storage room
- Prime Location, minutes from stunning beaches, parks, schools, shopping and transport

Investors Note:

Rental appraisal : \$550 - \$580/wk

Council Rates \$2000 approx.

Water Rates \$1300 approx.

Strata Fees: \$560 p.q.

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. Rob Kidnie 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

Property ID	4QEUFF2
Property Type	House
House Size	113 m ²
Land Area	233 m ²
Including	Toilets (2)

Robert Kidnie 0401 076 916

Property Consultant | rkidnie.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

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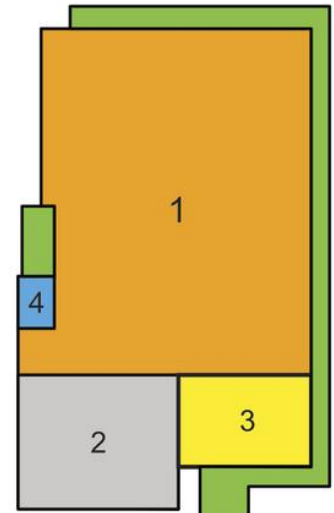
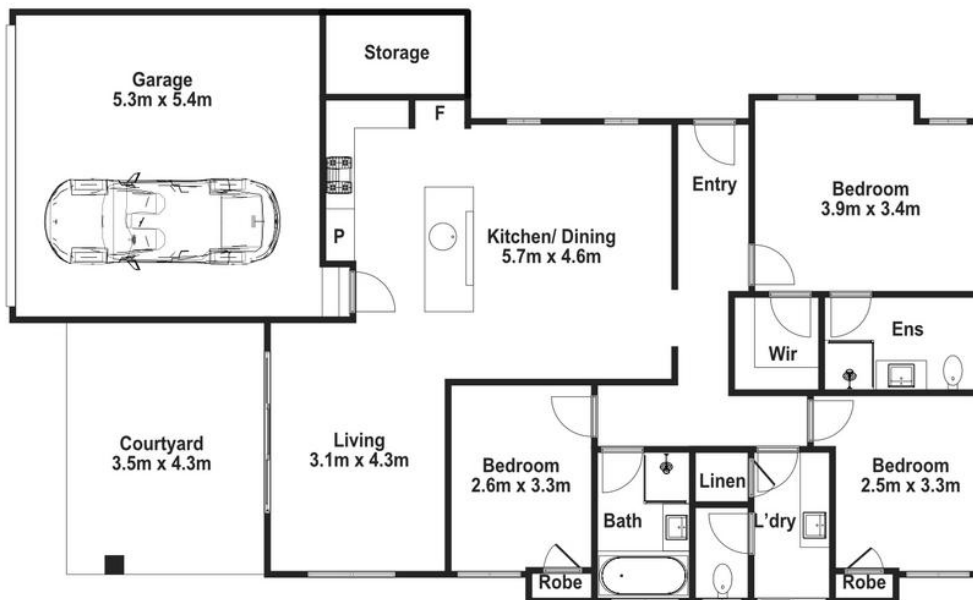
**LJ Hooker Mandurah
(08) 9586 5555**

3/25 Dowerin Circuit, Lakelands

block size 233 m² | building 113m² | 3 x  2 x  2 x 



Rob Kidnie | 0401 076 916



Legend

- 1. Residence
- 2. Garage
- 3. Alfresco
- 4. Storage



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*scale in metres. Dimensions are approximate. All information contained herein from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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