



Mindarie, 11 Lambasa Way

****Your Mindarie Dream Home Is Here****

Discover your dream home in the heart of Mindarie! This stunning 4-bedroom, 2-bathroom residence with a double lock-up garage is ready for you to move in.

Built in 2000, this haven offers a perfect blend of modern comfort and family-friendly living.

Nestled on a generous 466 sqm lot with 159 sqm of living space, this property is ideal for families seeking space, convenience, and a peaceful lifestyle.

Equally ideal for investors seeking lucrative returns with an estimated rental of Approx. \$830-850 per week.

Key Features:

****Prime Location****

4 2 2

For Sale
Under Offer By LJ Hooker

View
ljhooker.com.au/5ETDFFB

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(08) 9473 7777

Located on a quiet street, this home offers peace and tranquility while being close to all the essentials. Enjoy the convenience of nearby shops, schools, and public transport, making daily life stress-free and enjoyable.

****Spacious Bedrooms****

Each of the four bedrooms is designed with comfort in mind, featuring built-in wardrobes that provide ample storage space. Whether you need room for a growing family or a home office, these spacious bedrooms cater to your needs.

****Multiple Living Areas****

This home boasts multiple living areas, perfect for versatile living. Whether you're hosting a family gathering, entertaining friends, or simply relaxing, there's a space for every occasion. The open-plan design ensures a seamless flow between the living, dining, and kitchen areas.

****Comfortable Living****

Stay cool in summer with split air conditioning in the main living area. This feature ensures year-round comfort for you and your family, no matter the weather outside.

****Large Kitchen****

The heart of the home is the generously sized kitchen, equipped with a big pantry and plenty of storage space. Whether you're a culinary enthusiast or simply enjoy family meals, this kitchen provides all the space and amenities you need.

****Outdoor Living****

Step outside to a large patio, perfect for outdoor entertaining and relaxation. Imagine hosting BBQs, enjoying morning coffees, or watching the kids play in the safety of your own backyard.

****Expansive Backyard and Shed****

The spacious backyard offers plenty of room for gardening, play, or even a future pool. Additionally, the shed provides extra storage or a workspace for DIY projects.

****Why Choose This Home?****

****Built in 2000:** Modern construction with timeless appeal.

****Generous Land Size:** 466 sqm lot provides ample outdoor space.

****Ample Living Space:** 159 sqm of thoughtfully designed living areas.

****Move-In Ready:** Impeccably maintained and ready for you to call home.

Don't miss this rare opportunity to own a beautiful home in one of Mindarie's most sought-after locations. Whether you're a savvy investor, starting a family, upgrading your living space, or seeking a peaceful retreat, this property has it all.



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Join us at the first Home Open on Saturday 13/7/2024 at 1:00PM, and take the first step toward making this stunning house your new home.

Your dream lifestyle in Mindarie awaits!

Disclaimer: **We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

More About this Property

Property ID	5ETDFFB
Property Type	House
Land Area	466 m ²
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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