



### 23 Warburton Trail, LAKELANDS FOR SALE



**UNDER OFFER! WHY BUILD WHEN YOU CAN HAVE ALL THIS AT WELL BELOW BUILD COST**

PERFECT FOR FIRST TIME BUYERS OR IDEAL INVESTMENT OPPORTUNITY

Immaculate well presented 4 bedrooms, 2 bathroom home. The 4th bedroom situated off the family room could be utilised as a large study. Ready to move in with lots of additional features!

Built-in 2007 this brick and tile 'Jaxon' built home on a 448sq block will provide a low-maintenance lifestyle and comes complete with bush outlook giving you that country feel!

To the left of the entry, you will find a comfortable separate lounge/theatre, to the right is the master bedroom which includes a walk-in robe, private ensuite and lovely outlook.

The sizeable kitchen overlooks the open plan dining and family areas and provides a seamless transition to the under the main roof alfresco. There is a second under roof patio with poured limestone floor, small drive-thru access via the garage, garden shed fruit trees and an abundance of grapevines.

Other features include:

- 2.5kw Solar panels
- Ceiling fans
- Alarm
- Enclosed front gardens
- Security screens and doors
- Roller shutters to the north facing side of the property

This is a home you can lock up and leave, a must-see, perfect for retiree's, the savvy investor or first home buyer! Close to stunning parklands, many amenities including public transport, schools, beaches, shopping centre, freeway access, Mandurah and all it has on offer.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.



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**Features**

Alarm System

1 Ensuite

1 Living Area

Study

Air Conditioning

**Land size**

448.00 Sqm

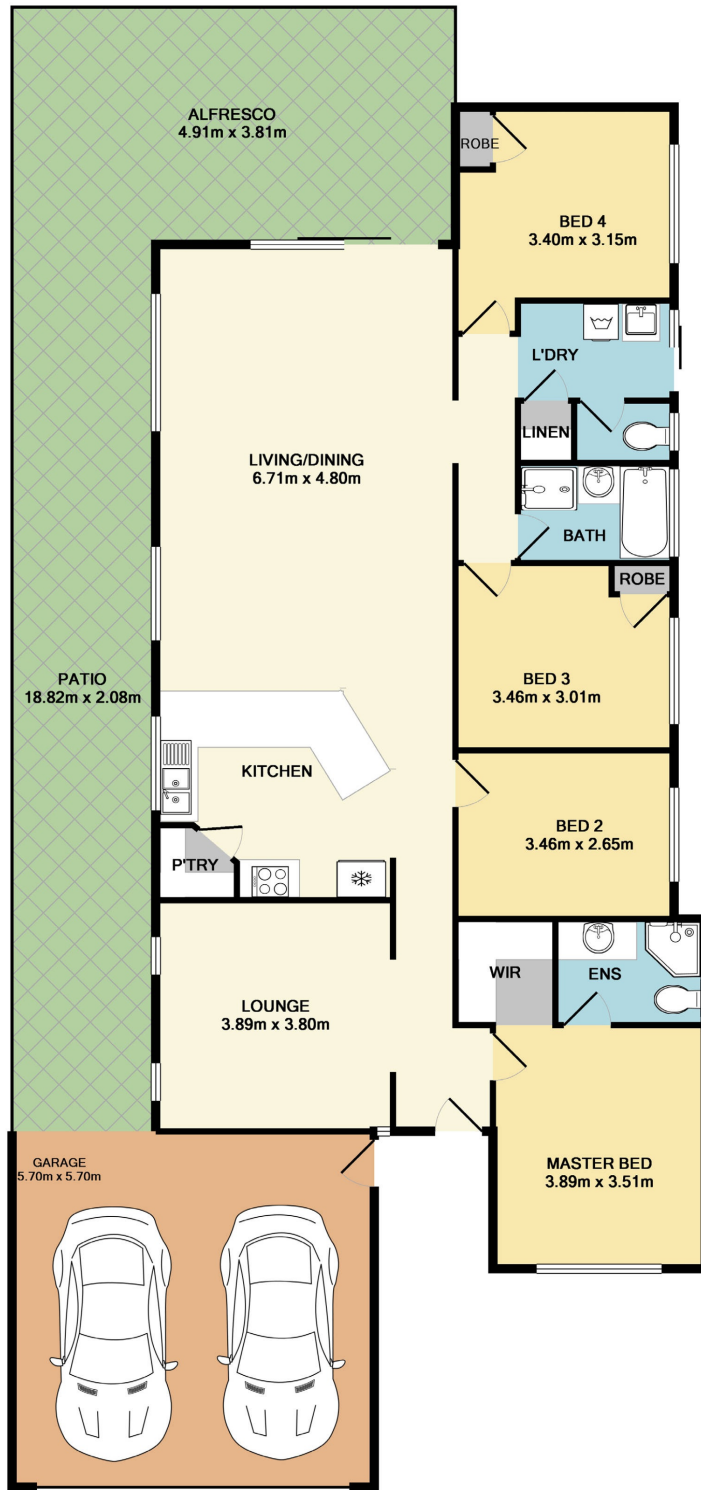


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TOTAL APPROX. FLOOR AREA 167.8 SQ.M. (1806 SQ.FT.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.