



## 5 Coila Bend, LAKELANDS FOR SALE



**Location, location, location: Extra large family home with opulent street appeal!**

Jan Holloway from Lewis Holloway Property is delighted to present this stunning family home in the much sought-after Lakeland Estate.

Built late 2014, completed 2015, and located within walking distance to the Lakelands Shopping Centre, Coastal Lakes College, Mandurah Baptist College, Lakelands Primary School, and the soon to be completed train station, this fabulous, huge house with double side access, has it all!

Four bedrooms, two bathrooms, large study/nursery, separate study nook, theatre and games room and set on a 600sqm (approx.) block! Plenty of room for the kids and animals to play and maybe down the track a shed, a pool, a boat, anything you want! Boasting 237sqm (approx.) of living accommodation, this home is just perfect for the whole family.

The large master suite is positioned to the front of the home and features a large walk-in robe and a well-appointed and modern ensuite bathroom with single vanity, w/c and large shower, with glass screens. There is also a smaller room just off the master which could either be a study (data points accessible) or nursery.

You will find the remaining queen bedrooms towards the back of the home, all with walk-in robes and share the main bathroom, separate w/c and are near to the laundry and study nook.

The main living accommodation starts with theatre room off to the right, a family area and then a perfectly positioned kitchen, which is complete with stone bench tops, breakfast bar, ample wall and floor cupboards, walk-in pantry, dishwasher and 900mm wide stainless-steel appliances and shoppers entrance to the garage.

The games room is separate and huge in size. Both the games and dining area flow perfectly through sliding patio doors to the under main alfresco and garden beyond.

### Property Attributes:

- Porcelain floor tiles to main living
- Separate theatre room
- Separate games room
- Separate office/nursery
- Separate study nook



**Jan Holloway**

**Principal - Lewis Holloway Property**

**M: 0499 955 442**

**E: [jan.holloway@smileelite.com](mailto:jan.holloway@smileelite.com)**

- Huge family/dining and kitchen area
- Double side access through to the rear yard
- Spacious low maintenance back yard with reticulated lawn and flower beds
- Ducted evaporative air-conditioning
- Gas bayonets
- NBN ready

Don't delay! Book your viewing today!

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries

### Features

2 Toilets  
Built-In Robes  
1 Ensuite  
3 Living Areas  
Study  
2 Open Spaces For Vehicles  
Air Conditioning

### Land size

600.00 Sqm



**Jan Holloway**

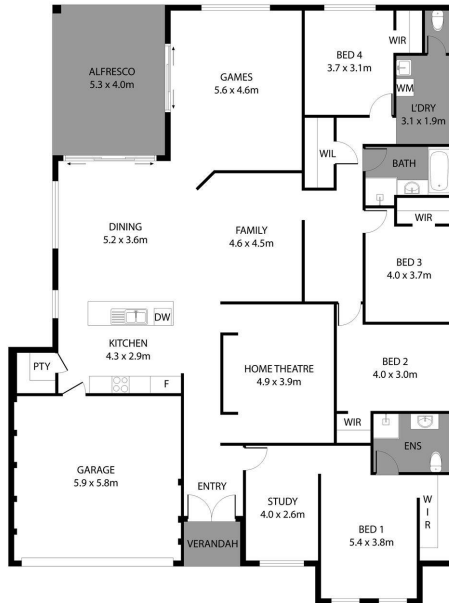
Principal - Lewis Holloway Property

**M:** 0499 955 442

**E:** [jan.holloway@smileelite.com](mailto:jan.holloway@smileelite.com)

**LEWIS HOLLOWAY**  
PROPERTY

5 Coila Bend, Lakelands/298.7m<sup>2</sup>



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.

POWERED BY SMILE ELITE™  
PROUD PARTNERS WITH SYDNEY COUNTRY LIVING

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.