



31 Yindana Boulevard, LAKELANDS FOR SALE

4 bedroom house

Priced To Sell!! 31 Yindana Boulevard!

Trade up to this large Celebration home, situated on a corner block opposite a beautiful park where children can play. Conveniently located for easy access to public transport routes and the freeway making commuting to the city a breeze, Mandurah or Perth.

All the space your growing family needs with multiple living areas including formal lounge, games room with bar, modern open plan living, low-maintenance backyard with side access and space to store your caravan or boat are just some of the quality features of this superbly presented home and all on a 531sqm block.

Other quality features include:

- Huge sized main bedroom, complimented with large walk in robe
- Modern bathrooms
- Three spacious minor bedrooms, 2 x Queen and 1 x double, 2 with walk in robes
- Open plan living with a smooth transition to games room and alfresco area
- Feature Wooden Bar in games room
- Ceiling fans to all rooms
- Halogen spot lighting to all rooms
- Feature lighting in formal lounge room
- Split system heating/cooling to lounge and main living area
- Newly painted throughout
- NBN internet connection
- Large alfresco with ceiling fans to keep you cool on those warmer evenings
- Water feature with built in flower beds
- Side access for boat or caravan
- Reticulated from mains

You'll love this peaceful family-friendly suburb where children can walk to school: Lakelands Primary, Mandurah Baptist College or the new Costal Lakes Senior College. Bus stops on your doorstep, and the home is set just over 2km to spectacular Madora Bay Beach and Surf Lifesaving Club. Lakelands Shopping Centre and Meadow Springs Golf and Country Club are both just minutes away, and all major amenities are within easy reach of Mandurah town centre.



Jan Holloway

Principal - Lewis Holloway Property

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Features

ADSL Available
Dishwasher
1 Ensuite
2 Living Areas
Fully Fenced
Outside Entertaining Area
Remote Garage Door
Evaporative Cooling

Land size

531.00 Sqm



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TOTAL APPROX. FLOOR AREA 204.5 SQ.M. (2201 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.