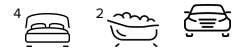




3 Dowerin Circuit, LAKELANDS FOR SALE



4 bedroom house

URGENT SALE BY 21ST JANUARY 2018.

ACT NOW!!!

DON'T WAIT FOR THE HOME OPEN, BOOK A VIEWING TODAY!!

Bargain!! Quality Home with low monthly bills!!

Solar panels and double glazing!!

This well designed eco-passive home on a 500sm block is reduced to sell as owners are committed elsewhere.

Make an offer today and you will soon be living in a home that is designed to be low on maintenance and running costs as it incorporates passive solar building design and extensive use of glass, door and wall insulation that ensures everyone stays cool even on the hottest days with little power or energy output.

With plenty of natural light combined with quality fittings this highly energy efficient home features reticulated low maintenance landscaped gardens, quality 1.5kW solar panels with hybrid inverter - storage battery ready, solar hot water system with gas booster backup, built in robes throughout, home security system, reverse cycle heating and cooling and multi-use rooms.

The multiple living areas give you plenty of options for a growing family choosing to spread out or relax in your home theatre, home office, activity/study or all weather conservatory with views across the formal garden. With established plants together with a number of fruit trees and quality paving your time spent outdoors can only get better and will be probably be longer.

As well as designed to reduce your energy bills by up to 60% the thick glass reduces any outside noise levels by up to 65% - not that you need it being a short stroll to Yindana Lakes, Mandurah Baptists College and less than 5 minutes by car to the soothing sounds and cool



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waters of Madora Beach. Or if you need it, within easy reach is Mandurah Train Station, the new Mandurah Forum and an easy route to the Kwinana freeway.

Simply divine. Make an offer today and move by Christmas as this home is built to last, saving energy and the environment.
Living with Goodness.

Home Theatre: Make the most of supervising the kids or party while you keep busy in the kitchen as you gaze out through a wall of glass providing the ultimate in security and multi-use.

Master Bedroom: Spacious retreat with air conditioning, arched solar passive windows, mine and yours walk-in robes, en-suite with modern fittings and separate toilet.

Kitchen / Breakfast: Open plan kitchen has quality fittings including a 900mm cooktop and hood and Neff 600mm oven. 1500mm fridge space, Westinghouse dishwasher, and ample bench space.

Open Plan Living: The spacious open plan living offers views to the gardens cool temperatures and space enough for a large dining table and furniture.

Sun Room: Enjoy your traditional all weather conservatory fitted with eco passive glass offering shelter all year with views across the garden.

Study/Playroom: Make the most of supervising the kids or party while you keep busy in the kitchen as you gaze out through a wall of glass providing the ultimate multi-use room.

Bathroom: Family bathroom immaculately presented with large shower, porcelain wash basin and tiling.

Laundry Room: Plenty of room for a large family or busy lifestyles with benchtop, linen cupboard and separate toilet.

Front Garden: Established low maintenance garden with wide driveway with parking for up to 4 cars leading to the secure double garage with shoppers entrance.

Rear Garden: Established garden with mature planting including fruit trees and easy care paving.

Features

- Alarm System
- Dishwasher
- 1 Ensuite
- 3 Living Areas
- Rumpus Room
- Study
- 4 Carports
- Courtyard
- Fully Fenced
- Outside Entertaining Area
- Remote Garage Door
- Secure Parking
- Shed
- Air Conditioning

Land size

501.00 Sqm

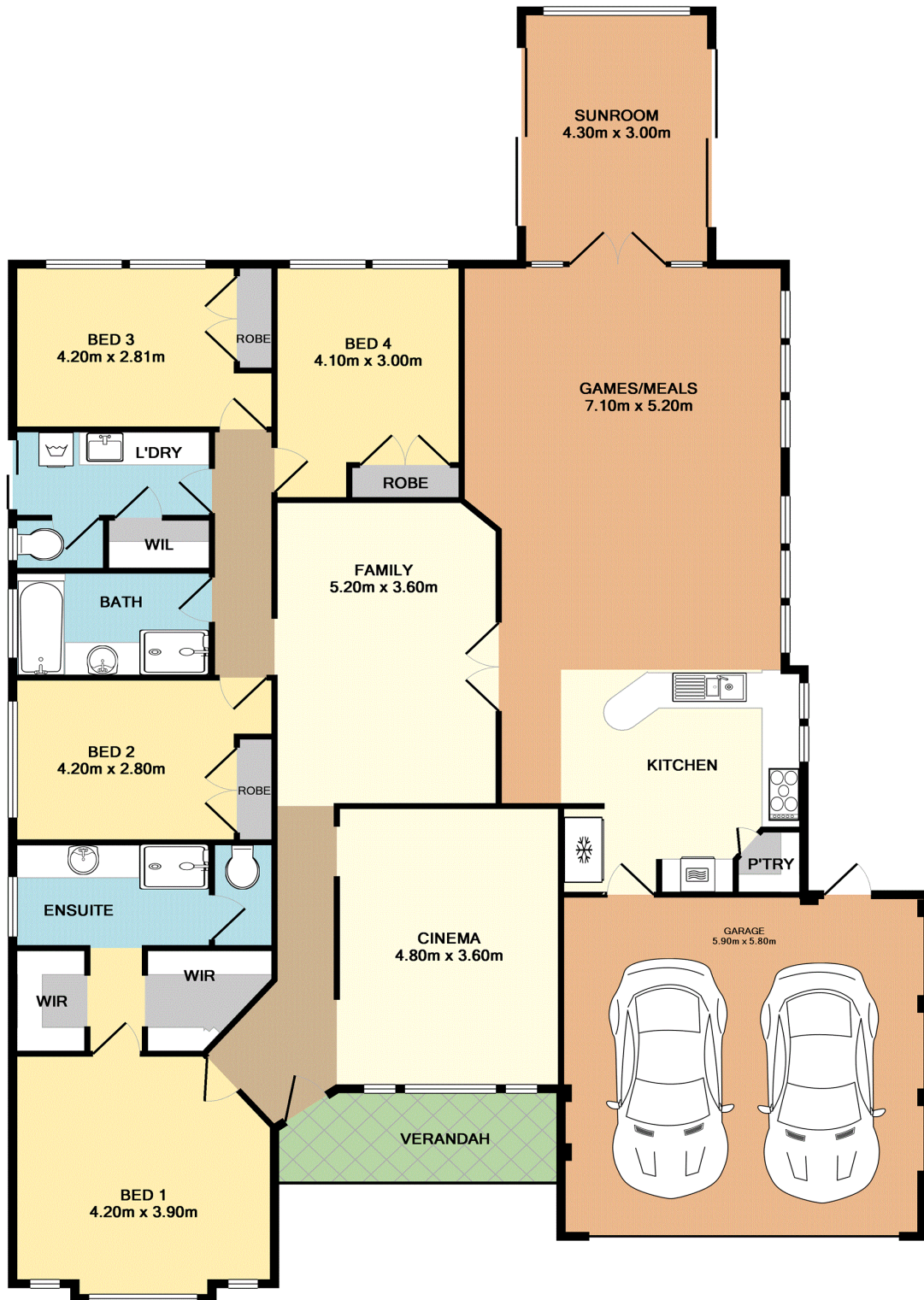


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TOTAL APPROX. FLOOR AREA 224.6 SQ.M. (2418 SQ.FT.)

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.