

Under Contract



40 Lakeside Drive, Myalup



## TRANQUIL. SERENE. SIMPLY UNFORGETTABLE.

Welcome to lakeside living at its finest.

Nestled within the exclusive Freshwater Lakes Estate in Myalup, this remarkable residence offers more than just a home—it presents a lifestyle of peace, privacy, and pure indulgence. Imagine starting your day with the gentle sounds of nature and breathtaking views of the shimmering lake, right in your own backyard. Whether it's your morning coffee on the alfresco or a quiet evening on the deck watching the local wildlife, every moment here is framed by natural beauty.

Completed in 2022 by Summit Homes, this 177m<sup>2</sup> haven sits proudly on an expansive 1,115m<sup>2</sup> block. Every inch of the home has been thoughtfully designed, from its striking and pristine facade to its sophisticated interiors. Boasting four spacious bedrooms all with built in robes and two beautifully appointed bathrooms featuring sleek stone bench tops and floor to ceiling tiling, this home caters effortlessly to

 4  2  2  1,115 m<sup>2</sup>

**Price** All Offers Invited

**Property Type** Residential

**Property ID** 1383

**Land Area** 1,115 m<sup>2</sup>

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

Umbrella Realty

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modern living.

At the heart of the home lies a gourmet kitchen with stone bench tops flowing seamlessly through to the additional scullery. Featuring quality 900mm appliances, and a dishwasher, the kitchen is perfectly positioned to overlook the light filled open plan living and alfresco area with the lake as your background. The spacious scullery continues through to the laundry and access to the yard showcasing practical luxury. In addition to the open living is the cosy theatre room plus a study nook adding versatility. Comfort is assured with split system air conditioning in both the living area and master suite.

The exterior offers more thoughtful features with wide side access to the rear yard, an 111,000L rainwater tank, All lawns and gardens have fully automated reticulation, and a powerful 6.6kW solar panel system that keeps your energy costs low and your footprint light.

Located just eight minutes from the pristine sands of Myalup Beach and with local favourites like The Crooked Carrot Cafe and Old Coast Road Brewery just a short drive away, this is more than a home, it's your gateway to an enviable and unique lifestyle.

Offered for sale by exclusive agent Nicole Kelly – 0447 648 842 – Private viewings are available and all Offers Invited. This is your chance to own a rare slice of paradise.

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