

# 1 Dorrigo Way, South Lake, WA 6164



## House For Sale

Friday, 24 May 2024

1 Dorrigo Way, South Lake, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 516 m2**

**Type: House**



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## UNDER OFFER!

ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORM Occupying a commanding corner block within "The Grove", this fantastic 4 bedroom 2 bathroom family home not only benefits from a sought-after location, but also offers comfortable contemporary living for all involved, with its practical - yet functional - floor plan. A welcoming front lounge and dining room can be set up any which way you like and precedes the spacious open-plan family, meals and kitchen area. There, a gas bayonet for heating is complemented by a storage pantry, double sinks, an Electrolux gas cooktop, a new Tisira oven and a stainless-steel Fisher and Paykel dishwasher for good measure. All four bedrooms are carpeted, inclusive of the front master retreat - where a walk-in wardrobe neighbours an ensuite bathroom, comprising of a shower, toilet, vanity with new basin & taps and under-bench storage space. All three spare bedrooms have their own built-in robes and are serviced by a separate main family bathroom - complete with a bathtub and showerhead. Off the family room, a pitched side patio encourages covered outdoor entertaining, all year round. The backyard is generous in its proportions, with the existing lawn area leaving more than enough room for a future swimming pool - if you are that way inclined. The word "convenient" is an understatement here as far as position goes, with you and your furry friend able to walk to the South Lake Dog Park and the sprawling Sycamore Park that are both nearby, whilst also taking full advantage of a very close proximity to South Lake Shopping Centre, medical facilities, bus stops, South Lake Primary School, picturesque lakes, community sporting facilities, Lakeland Senior High School, the Berrigan Bar & Bistro, the freeway, additional public transport at Cockburn Central, Cockburn Gateway Shopping City and the magnificent Cockburn ARC Aquatic and Recreation Centre. An enviable lifestyle awaits one fortunate buyer! Other features include, but are not limited to:-  
- New paint and carpets  
- Tiled flooring to the living areas  
- Separate 2nd toilet, off the laundry  
- External/side access for drying, from the laundry  
- Ducted-evaporative air-conditioning  
- Security-alarm system  
- New LED down lights  
- New smoke alarms  
- Freshly-painted fascia and gutters  
- Roof re-pointed in 2018  
- Security doors  
- Gas hot-water system  
- Bore reticulation  
- Low-maintenance gardens  
- Tool and garden sheds for external storage  
- Remote-controlled double lock-up carport - with internal shopper's entry via the kitchen  
- Drive-through access for extra secure parking space, under the patio  
- New ceiling batts installed in 2020  
- Easy-care 517sqm (approx.) corner block  
ENQUIRIES: For all enquiry responses relating to the property, please also check your junk mail or email spam folder. All enquiries will be answered within 24 hours.  
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