

**13 Berrigan Drive, South Lake, WA 6164**

**Sold House**

Thursday, 29 February 2024



**13 Berrigan Drive, South Lake, WA 6164**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 704 m2**

**Type: House**



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**\$585,000**

Discover the perfect blend of solid foundations and convenient positioning in this partially renovated 3-bedroom home. Nestled on an expansive 704sqm block, this property offers not only room for expansion but also the rare luxury of open space. Whether you envision extending the home, adding a pool, or simply enjoying the generous grounds, the possibilities are endless. Strategically located, in close proximity to shops, schools, transport, and the welcoming local bistro, convenience is at your doorstep. This residence is tailor-made for first home buyers or savvy investors looking to secure a foothold in the current property market.

**Features and Inclusions:**

- Primary bedroom with ceiling fan and carpets
- Renovated kitchen with freestanding electric oven/stove & fridge recess
- Renovated family bathroom shower/bath combo & freestanding vanity
- Lounge room with ceiling fan & split system air conditioner
- Family/meals with slate flooring
- Laundry off the kitchen with stainless steel trough & washing machine recess
- Linen press located in passageway
- Rear games/living room with built in brick & timber bar with shelving, gas bayonet & two access doors to the backyard
- Semi-fenced front yard
- Double automatic garage door
- Great sized backyard with plenty of room for a pool
- Patio entertaining area
- Garden shed
- Side access with gate
- Roller shutters to all front windows
- Electric hot water system

**Property Facts:**

- Block size: 704sqm
- Living Area: 116sqm
- Year Built: 1988

**Nearby Amenities:**

- The Berrigan Bar & Bistro: 500m
- Kwinana Freeway Berrigan Drive exit: 1.8km
- South Lake Primary School: 1.3km
- Lakelands Senior High School: 1.4km
- Cockburn Gateway Shopping Centre: 3km
- Fiona Stanley Hospital: 5.9km

With its attractive features, convenient location, and room for expansion, this property presents a brilliant opportunity for both homeowners and investors alike.

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own inquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.