

# 15 Berrigan Row, Halls Head, WA 6210

Mandurah

## Sold House

Thursday, 5 October 2023

15 Berrigan Row, Halls Head, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Keith Prevost  
0895819999

**\$570,000**

Are you searching for the perfect property in the vibrant Halls Head market? Look no further, Keith Prevost from Harcourts Mandurah is bursting at the seams to present to you this perfect family home, located in a well presented, quiet cul-de-sac in a very popular road in the Halls Head Suburb! Enjoy the nearby pristine beaches, parks, and a range of recreational activities right at your doorstep. Conveniently located near shopping centres, schools, and public transport, this is truly a prime location. Perched on an elevated south-facing block, where you can admire the views and also be sheltered from the sometimes-harsh winter winds. As you approach the front of the home, you'll be greeted by a well-maintained garden featuring a variety of established plants and shrubs. Being fully reticulated and connected to the mains, you can enjoy a lush and vibrant landscape with minimal effort. The convenience continues with drive-through access provided by the double garage, allowing you to easily maneuver vehicles or trailers into the large rear garden. Here, you'll find a spacious 6m x 6m powered workshop with water connection and a sink, providing ample room for storage and hobbies. The expansive patio area is a true highlight, offering a perfect setting for year-round entertaining. Whether you're hosting a barbecue or simply enjoying the outdoors, this space provides a comfortable and inviting atmosphere. From the patio, you can overlook the sizable backyard, offering abundant space to create your own private oasis, complete with a potential pool area for those seeking a refreshing swim on warm days. Step inside this family home, and you'll find a thoughtfully designed layout that caters to everyone's needs. With two separate living areas, parents and kids can bid farewell to arguments over the TV remote. The spacious front lounge area also features a separate study area, providing a versatile space for work or relaxation. The modern kitchen boasting generous dimensions, stainless steel appliances (including a dishwasher), and ample storage for all your culinary needs. It overlooks the expansive open plan living area, creating a seamless flow for entertaining and family gatherings. The main living areas feature elegant timber look floors, complemented by skirting boards, modern décor, and the added comfort of ducted air-conditioning. The large master bedroom is a retreat within itself, featuring a ceiling fan, walk-in robe, and an ensuite for added convenience and privacy. Three additional well-proportioned bedrooms, each equipped with built-in robes, offer comfortable spaces for children or guests. Currently leased with a fixed term tenancy until November 2023, this property offers an attractive investment opportunity, with a rental return of \$550.00 per week. Property Features: Double garage with thru access to the rear Park just down the street - Approx. 150m Elevated cul-de-sac location Two living areas Study Ducted air conditioner Two reverse cycle split air conditioners Modern kitchen with dishwasher and plenty of storage Large 6mx6m powered workshop - Fitted with a sink and water connection Established trees and gardens on reticulation system Large gable patio overlooking the lush rear gardens Close to the Beach, parks, Schools and shopping centres Currently on a fixed term lease until November 2023 at \$550.00 per week Don't miss out on this exceptional opportunity! Contact Keith Prevost at Harcourts Mandurah today on 0415 688 379. Keith Prevost 0415 688 379 keith.prevost@harcourtsmandurah.com.au Shire Rates \$2,200 approx. per year Water Rates \$1,525.99 approx. per year \*All measurements are approximate\* Please note that the following information has been provided to facilitate the marketing of this property. Although we have taken utmost care to ensure its accuracy, Harcourts Mandurah cannot warrant or guarantee the correctness of the information, nor can we accept responsibility for any potential inaccuracies. We strongly advise all interested parties to conduct their own independent inquiries and verification to confirm the accuracy of the information provided.