

# 2 Moondarra Circle, South Lake, WA 6164



## House For Sale

Thursday, 11 January 2024

2 Moondarra Circle, South Lake, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



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**From \$638,000**

ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORMSitting pretty on a spacious corner block opposite the sprawling Lakelands Reserve and the quality local Lakelands Hockey and Sporting Facility - right next door to Lakeland Senior High School, this impressively-renovated 3 bedroom 1 bathroom home leaves absolutely nothing for you to do, other than to simply bring your belongings, move straight on in and take full advantage of the dual side access, ample secure parking space and enormous powered workshop shed on offer. Every tradesperson in town will be left salivating at the prospect of the giant shed that has running water and a wash trough in the corner, double roller doors and heaps of safe off-street parking preceding it, beyond double gates. The property's second street frontage also has a side gate that is ideal for boat, caravan or trailer parking - out of sight and out of mind. There is also the potential of future subdivision, being a commanding corner site. This is subject to the relevant council approvals of course, but is definitely something to look forward to, if you are that way inclined. Also outside the house, you will find a generous amount of backyard-lawn space, leaving heaps of room for a swimming pool down the track too, under the shade of your own tree. There is also a lovely lemon tree and a corner garden shed, both complementing a huge pitched rear patio that has two ceiling fans and encourages private covered entertaining. Inside, a welcoming open-plan living and dining area incorporates a stylishly-revamped kitchen into its practical design, with split-system air-conditioning, an electric security window roller shutter and direct access out to the alfresco accompanied by sparkling stone bench tops, a built-in study nook, sleek white cabinetry, glass splashbacks, wine racking, double sinks, a microwave nook, a corner pantry, a Westinghouse dishwasher, a Westinghouse range hood and matching gas-cooktop and oven appliances. The fully-tiled laundry off the kitchen has also been modernised to include more stone bench tops and white cabinetry, a double linen press and a fully-tiled powder room, alongside access out to the back patio. Servicing the sleeping quarters are a separate (renovated) fully-tiled second toilet and an updated fully-tiled bathroom with a walk-in ceiling-mounted rain shower (with a shower-hose), a vanity, under-bench storage and a lighting niche/recess. The larger master is the pick of the carpeted bedrooms with its split-system air-conditioning unit, manual roller shutter, ceiling fan/light and full-height mirrored built-in wardrobes. This commanding corner position lies within easy walking distance of bus stops, South Lake Primary School and other picturesque lakes and parklands, with food and shopping at the Lakes Centre, medical facilities and shopping at the local Berrigan Quarter, the Berrigan Bar & Bistro, the freeway, additional public transport at Cockburn Central, Cockburn Gateway Shopping City and the fabulous Cockburn ARC Aquatic and Recreation Centre all so effortlessly accessible within a matter of only minutes. Every one of your tools and toys has a home here - and best of all, the hard work has already been done for you! Other features include, but are not limited to: - 2nd bedroom with a ceiling fan and manual roller shutter - 3rd bedroom with a fan and robe recess/hanging rail - Feature entry door - Low-maintenance timber-look flooring - Remote-controlled double lock-up garage with internal shopper's entry - and access to the yard - Solar-power panels - CCTV security cameras - Security-alarm system to both the house and workshop - Feature down lights - Skirting boards - Hot/cold water outdoor shower - External power points - Security doors and screens - Instantaneous gas hot-water system - Automatic bore reticulation - with a remote control - Lush front-yard lawns - Native front gardens - Underground-power conversion to the area - in the process of currently being completed - Additional side-access gate to the backyard, from the front of the property - Built in 1985 (approx.) - Large 702sqm (approx.) block with corner subdivision potential - STCAENQUIRIES: 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. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.