

# 24 Elderberry Drive, South Lake, WA 6164



## House For Sale

Thursday, 4 April 2024

24 Elderberry Drive, South Lake, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



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## Offers From \$608,000

ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORM Delightfully overlooking beautiful Hop Bush Park across the road, this solid 3 bedroom 1 bathroom home is ripe for a renovation and ready for a makeover, with your creative juices set to add an abundance of extra value to its prime location, once they eventually get flowing. A welcoming large lounge room is graced by low-maintenance wood-look flooring and warmly invites you inside, preceding a tiled meals area that sits off a practical kitchen - complete with double sinks, a gas-upright stove/cooker and a stainless-steel range hood. The master bedroom is the obvious pick of the sleeping quarters with sliding wardrobes and built-in shelves, whilst the second bedroom has a built-in robe also, along with shelves and cupboards offering that little bit of extra storage space. The third bedroom can be found at the rear of the house. A separate bath and shower caters for everybody's individual needs within the sole bathroom. Outside, a fantastic covered entertaining patio overlooks the spacious backyard - this is somewhat of a "blank canvas" and is ideal for a future swimming pool or generous workshop to be installed. Access to the yard is via an enclosed single lock-up carport at the side of the residence - one that already has a concrete driveway connected to it. Stroll to several bus stops and even South Lake Primary School from here, with food and shopping at the Lakes Centre, medical facilities and shopping at the local Berrigan Quarter, Lakeland Senior High School, sporting and fitness facilities, 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 all only a matter of minutes away in their own right. A super-convenient setting, that's for sure. A premium locale is one thing, but the opportunity presented to you here should not be underestimated. Add your own personal modern touches throughout and watch this parkside gem prosper to no end! Other features include, but are not limited to: - Free-standing cupboard in the laundry - Skirting boards - Security roller shutters to the front-facing windows - Security screens on all rear external doors and windows - Built in 1986 (approx.) - 700sqm (approx.) 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. 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.