

# 26 Bloodwood Circle, South Lake, WA 6164



## House For Sale

Monday, 17 June 2024

26 Bloodwood Circle, South Lake, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 661 m2**

**Type: House**



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## Offers From \$668,000

Comfortably nestled on an elevated block in the sought-after "Parkwater Estate" pocket of South Lake, this beautifully-presented 3 bedroom 1 bathroom home offers much more than meets the eye, boasting two large separate living areas and a generous backyard that big enough to host a future swimming pool. Double doors reveal a carpeted front lounge - or theatre - room that can be whatever you want it to be and sits separately and tranquilly away from a commodious open-plan family, dining and kitchen area. The stylishly-renovated kitchen itself comprises of a double-door storage pantry, soft-closing drawers, a stainless-steel range hood and quality Bellini five-burner gas-cooktop, oven and integrated-microwave appliances. All three bedrooms are carpeted, inclusive of a huge front master retreat that also features built-in double wardrobes and enjoys semi-ensuite access into a practical bathroom where a shower and separate bathtub help cater for everybody's personal needs. Outdoors and off the family room lies a massive pitched patio that provides protection from the elements, as well as expansive alfresco-style entertaining to a rear-yard lawn and lemon-tree backdrop that the kids and pets will absolutely love. Stroll around the corner and down to the sprawling Bolderwood Reserve, bus stops and community sporting facilities from here, with the likes of Lakeland Senior High School, South Lake Primary School, the Berrigan Bar & Bistro, the freeway, additional public transport at Cockburn Central, Cockburn Gateway Shopping City and the new Cockburn ARC Aquatic and Recreation Centre all in very close proximity, too. If space and convenience are what you seek, then look no further - this is definitely the one! Other features include, but are not limited to: - Solid brick-and-tile construction - 2nd/3rd bedrooms with built-in double robes - Split-system air-conditioning in the family room and all three bedrooms - Ceiling fans to all three bedrooms - Gas bayonets in both living areas - Low-maintenance timber-look flooring to the main living zone - Separate laundry with a linen press and backyard access - Separate toilet - Feature ceiling cornices - Feature skirting boards - Foxtel connectivity - Security doors and screens - Gas hot-water system - Reticulation - Large garden shed - Remote-controlled double lock-up garage with EV-charger provisions and drive-through roller-door access to the rear alfresco for further secure parking - Extra parking space on the front verge of the property - Side access - Elevated 661sqm (approx.) block - Built in 1993 (approx.) ALL OFFERS PRESENTED THROUGH OPENN OFFERS PLATFORM-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.