

35 Allamanda Drive, South Lake, WA 6164



Sold House

Thursday, 5 October 2023

35 Allamanda Drive, South Lake, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 720 m2

Type: House



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\$630,000

Nestled on a commanding corner block that shares one of its frontages with a tranquil cul-de-sac setting whilst pleasantly overlooking the lovely Allamanda Park across the road, this charming 4 bedroom 2 bathroom family home occupies the most desirable of locations and will definitely benefit from the addition of some of your own personal modern touches. There is plenty of parking space on offer too, with double side-access gates off the property's second street frontage revealing a lean-to that works well as a carport or shelter for a boat, as well as a large adjacent powered lock-up workshop shed. The main remote-controlled single lock-up carport enjoys tandem parking for a second vehicle under the side patio - and next to a very handy storage lean-to. Staying outside, the backyard-lawn area is lush and green, overlooked by an intimate entertaining patio at the rear. There are also two garden sheds for extra storage, plus a rainwater tank. Internally, a spacious and carpeted front lounge room welcomes you with its delightful park views, plus split-system air-conditioning and gas-bayonet heating for all-seasons' comfort. Character slate floor tiles grace the open-plan dining and kitchen area that has a ceiling fan, direct alfresco access and a Belling gas-upright cooker. A generous front master-bedroom suite comprises of low-maintenance flooring, a ceiling fan, full-height mirrored built-in wardrobes, a gorgeous park vista to wake up to and semi-ensuite access into a practical main bathroom with a separate shower and bathtub. A central and carpeted activity room services the minor sleeping quarters with its own ceiling fan and built-in storage, with the second bathroom playing host to a bathtub, showerhead, vanity and toilet of its own. The second bedroom has a ceiling fan and full-height built-in robes, with the larger third and fourth bedrooms boasting fans also - along with built-in double robes. Another separate toilet can be found off the laundry, as well as storage shelving and access out to the side patio. A terrific playground for the kids metres from your front door only adds to the appeal of living here, with the likes of bus stops and South Lake Primary School sitting nearby and excellent community sporting facilities, Lakeland Senior High School, the Berrigan Bar & Bistro, the freeway, additional public transport at Cockburn Central, Cockburn Gateway Shopping City and the brilliant Cockburn ARC Aquatic and Recreation Centre all so easily accessible in various directions. Cracking convenience awaits you on the corner - just you wait and see! Other features include, but are not limited to: - Carpeted minor bedrooms - Linen press - Security-alarm system - White plantation shutters - Feature skirting boards - Instantaneous gas hot-water system - Large 720sqm (approx.) corner block with subdivision potential - subject to council approval (home would need to be demolished) - Built in 1985 (approx.) 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.