

# 38 Bloodwood Circle, South Lake, WA 6164



## Sold House

Sunday, 10 September 2023

38 Bloodwood Circle, South Lake, WA 6164

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 663 m<sup>2</sup>

**Type:** House

**\$525,000**

Enjoying an elevated position beyond the palms within the terrific "Parkwater Estate", this cosy 4 bedroom 2 bathroom brick-and-tile family home is as solid as they come and will thrive following the addition of your own modern touches, where you see fit. A carpeted lounge room has a built-in bar in the corner, whilst a gas bayonet within the carpeted dining room help keep everybody warm during those chilly winter months through the middle of the year. The adjacent kitchen is light, bright, tiled and large in size, playing host to a single-door storage pantry, as well as an electric cooktop. All four bedrooms are carpeted for comfort too, including the bigger master suite with external access and an intimate ensuite bathroom with a shower, vanity and under-bench storage. Servicing the other bedrooms is a practical main family bathroom where a separate bathtub and shower help cater for everybody's personal needs. Outside, a fantastic patio-entertaining provides plenty of cover and protection from the elements, whilst the spacious tiered backyard is somewhat of a "blank canvas" and can be whatever you want it to be. A future alfresco, workshop or swimming pool definitely wouldn't look out of place here, that's for sure. Walk 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. So much convenience and potential to look forward to - and it could be all yours! Other features include, but are not limited to: - Ducted air-conditioning - Garden-shed storage outdoors - Double carport - Elevated 662sqm (approx.) block - Built in 1992 (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.