

**42 Allamanda Drive, South Lake, WA 6164**



**Sold House**

Monday, 14 August 2023

42 Allamanda Drive, South Lake, WA 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 793 m2**

**Type: House**

**\$561,000**

The fresh start you have always wanted is waiting for you right here, from within the walls of this beautifully-presented - and solidly-built - 3 bedroom 1 bathroom brick-and-tile home that comfortably sits on a large block and virtually next door to the lush Allamanda Park and its wonderful children's playground. New paint and carpets leave two less jobs for you to do before moving in, as you are warmly welcomed by a functional L-shaped lounge room and study space with split-system air-conditioning, a ceiling fan and a gas bayonet for heating. A tiled open-plan dining and kitchen area has a ceiling fan of its own, alongside a storage pantry, double sinks, a microwave nook, a range hood, a Westinghouse gas cooktop, a Technika oven and outdoor access to a delightful covered entertaining patio at the rear. The pick of the sleeping quarters is a large front master bedroom with a ceiling fan, split-system air-conditioning and full-height mirrored built-in wardrobes, just inches away from a fully-tiled and renovated bathroom that comprises of a rain shower, separate bathtub and a sleek stone vanity. The private backyard setting also plays host to a pleasant paved courtyard-come-firepit area surrounded by low-maintenance gardens. There is also drive-through access beyond the remote-controlled lock-up single carport, into a huge three-car powered garage/workshop with three separate roller doors for overall security and peace of mind - every tradesperson's dream. The likes of bus stops and South Lake Primary School can be found just around the corner, with 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 new Cockburn ARC Aquatic and Recreation Centre all so easily accessible in various directions. There is more to this one than just a convenient parkside location - but you will have to come and see it for yourself to truly appreciate and cherish what it has to offer! Other features include, but are not limited to: - New carpets in the bedrooms and lounge/study area - 2nd front bedroom with a ceiling fan, split-system air-conditioning and full-height mirrored built-in robes - 3rd bedroom with a ceiling fan - Freshly painted throughout - Ample power points in the laundry - plus external access to the rear - Separate toilet - Linen press - Solar-power panels - Feature down lights - Skirting boards - Hot/cold water outdoor shower - Security doors and screens - Instantaneous gas hot-water system - Rear garden shed - Extra secure backyard parking space - Large 793sqm (approx.) block with a single side-access gate - 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 inquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.