

# 45 Moondarra Circle, South Lake, WA 6164



## House For Sale

Friday, 26 April 2024

45 Moondarra Circle, South Lake, WA 6164

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 750 m<sup>2</sup>

**Type:** House



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## New to Market - Contact Agent for Price Guide

Are you looking for a home with plenty of room for the kids to run & play? Are you sick of paying rent? Do you like to tinker on projects in your spare time and need extra space? Come and see why this could be the one..... This large home has great bones and could be easily transformed into a lovely family home with a few cosmetic changes and minimal effort. All you need is a bit of imagination, some knowhow, and a positive attitude, and you could turn this house in to your next dream home. A Great Floor Plan includes a Nice Size Lounge Room as you enter the Front Door, a Large Open Plan Living / Dining / Family Room, a Good Size Functional Kitchen, Extra-Large Master Bedroom with Ensuite Bathroom and WIR, 3 Good Sized Minor Bedrooms, Second Bathroom with Bath, Large Outdoor Entertaining Alfresco Area plus a Large Workshop with 3 Phase Power. Beautifully Located within Easy Walking Distance to Lakeland SHS and Lakelands Reserve, a 3 Minute Drive to South Lake Primary School and within Easy Access to Lakes Shopping Center, Gateway Shopping City, Cockburn Central and Cockburn ARC Aquatic and Recreation Centre makes this the obvious choice. Features include:-- Large 4 bedroom, 2 Bathroom Home on 750sqm of Land- Separate Lounge Room- Large Open Plan Family, Living, Dining Area- Huge Master Bedroom with Ensuite, WIR and New Carpet- Functional Kitchen- Dishwasher, Gas Hob & Electric Oven- Ducted-Evaporative Air-Conditioning- Jarrahdale Slow Combustion Wood Heater- Gas Bayonet in Living Room- Large Brick Paved Alfresco and Entertaining Area - Ceiling Fans in Living Area and Bedrooms - Security Screens on Front & Back Doors- Gas Storage Hot-Water System- Bore Servicing Fully Reticulated Gardens- Large Workshop with Roller Door Access- 3 Phase Power to the Workshop- Large Backyard with Heaps of Room for a Pool or for the Kids to Enjoy- Fully Fenced- Built in 1985 (approx.)\*\*\*\*\*First Home Open on Sunday 28th April from 3.00 to 4.00pm\*\*\*\*\*Location is Perfect within easy access to Berrigan Drive, The Kwinana Freeway, Great Schools, Gateway Shopping City, Cockburn Central Train Station, and Cockburn ARC Aquatic and Recreation Centre makes this the obvious choice. The current owner has enjoyed living here for the past 40 years however it's now time to move on to his next adventure. This presents a perfect opportunity for you to make this your family home and to create your very own memories. So what are you waiting for? If you have been looking in the area, then look no further..... Come and see why this could be the one... Please Note - This property is being sold in "As Is" Condition For more details or to discuss further please contact Mick Minutillo on 0411 305 885 or email me at [mick@diamondrealty.com.au](mailto:mick@diamondrealty.com.au)