

# 1 Berlin Drive, Wanneroo, WA 6065

## House For Sale

Sunday, 23 June 2024

1 Berlin Drive, Wanneroo, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Nick Luca  
0892881511



Jo Dattilo  
0892428200

## OFFERS INVITED

Nick & Jo Proudly Present 1 Berlin Drive. THE OFFERING Brief: 4 bed | 2 bath | 2 car | Land: 468sqm Method: For Sale Price: Offers Invited Settlement Terms: Negotiable THE INTELLIGENCE This impressive 4-bedroom, 2-bathroom home occupies a prime corner location, boasting dual living areas, outdoor entertaining and everything else you need that encourages an easy-care "lock-up-and-leave" lifestyle. With the sprawling Sheffield Park located at the top of the street, there really is a family-friendly feel about this one. Just bring your belongings and move straight on in – it's that simple! Features include, but are not limited to:

- A huge tiled open-plan family, dining and kitchen area that is light, bright and impressively boasts split-system air-conditioning (reverse cycle), a gas bayonet for heating, stylish light fittings, sparkling stone bench tops, double sinks, a microwave nook, a walk-in pantry, a stand, a Brilcon Induction cooktop and a Technika oven
- A carpeted theatre room – with ample power points – behind double doors, off the main living space
- A private outdoor alfresco-entertaining deck off the family room, complete with café/shade blinds for protection from the elements and full enclosure
- Carpeted bedrooms, including a large front master suite with split-system air-conditioning (reverse cycle), an electric security window roller shutter for peace of mind, a double-door walk-in wardrobe and an intimate ensuite bathroom – comprising of a shower, toilet and vanity
- A remote-controlled double lock-up garage with internal shopper's entry for convenience
- Amongst the extras of this 2010-built abode are full-height mirrored built-in robes to the 2nd/3rd/4th bedrooms, a separate laundry with a linen press, side/external access and entry into a practical main family bathroom with a shower and separate bathtub, a single door to shut off the minor sleeping quarters for privacy, a separate second toilet, 5kw inverter solar-power panels, feature down lights, feature skirting boards, a heat-pump hot-water system, Colorbond fencing, a corner garden shed, low-maintenance front and rear artificial turf, easy-care gardens and double side-access gates

THE VISION Imagine living in a convenient position such as this one, within arm's reach of other lush local parklands, bus stops, East Wanneroo Primary School, Wanneroo Secondary College, shopping at Wyatt Grove and Wanneroo Central, excellent community and sporting facilities, the freeway, additional public-transport options and so much more. An enviable lifestyle opportunity awaits!