

# 99 Elderberry Drive, South Lake, WA 6164



## House For Sale

Saturday, 29 June 2024

99 Elderberry Drive, South Lake, WA 6164

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Shashana McNicol  
0861887560

**From \$695,000**

Open Saturday 29th June from 11.00am to 11.45am Don't miss out on the opportunity to secure this fantastic home that has just undergone an extensive makeover making this property feel modern and fresh. The family will love living in this home, and it also doubles as a Tradies/Handyman's dream, headlined by the drive through access into a 23m<sup>2</sup> powered brick workshop/garage/shed. The Floorplan: • 4 Bedrooms – Built in robes to each room • Main Bathroom includes a separate bath & shower • 2 WC's with the potential to convert the wc/powder room into a 2 Bathroom configuration • Two very separate living zones with a large lounge area to the front of the home and a combined family/games room area to the rear of the home with a large built in bar • Brand new kitchen with an adjoining dining area Other things to consider: • 700m<sup>2</sup> block with enough space in the backyard for a swimming pool or a granny flat • Car tandem lock-up garage with drive through access to the backyard plus room for additional parking. • Paved undercover alfresco patio which is perfect for entertaining with family and friends • Brand new timber flooring, freshly painted, new window blinds • Ducted evaporative air conditioning throughout • 2 x Wood fire combustion heaters • Roller shutters to all the front facing rooms • Solar hot water system Outgoings: • Council Rates: \$ 1,725 per annum (approx.) • Underground Power Levy: \$ 499 per annum • Water Rates: \$ 1,185 per annum (approx.) Location Details: • Located approx. 17km south of the Perth CBD • Short walk to the South Lake Primary School • Lakes Shopping Centre (1Km) • Bus stop only a few doors down • Fiona Stanley Hospital (4Km) • Murdoch University (4Km) Please get in touch with Shashana for more information or to arrange a private viewing. DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Nourish Property does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only. Some images use digital staging. All distances are estimations obtained from Google Maps.