

# 46 Moondarra Circle, South Lake, WA, 6164



## House For Sale

Wednesday, 20 November 2024

46 Moondarra Circle, South Lake, WA, 6164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**

## Spacious Family Living with Endless Features!

**\*\*Presenting offers at 5pm on Wednesday 4th December 2024 (Seller reserves the right to accept any offer prior to this date)\*\***

Caleb Dalziell of Nearwater Real Estate is proud to present to the market 46 Moondarra Circle, South Lake! Situated on a sprawling 734m<sup>2</sup> block, this beautifully presented 3-bedroom, 1-bathroom home offers an incredible blend of comfort, functionality, and versatility. With thoughtful modern upgrades and an abundance of features, this property is perfect for families, first home buyers, downsizers, and investors alike!

The home boasts multiple living areas, including a formal lounge, dining area, open plan living, and a versatile games/activity room that can easily double as a home office. Stunning bay windows to the front façade flood the living spaces with natural light, while a cozy wood fireplace and ducted evaporative air conditioning ensure year-round comfort.

The kitchen and bathroom have been tastefully updated, offering modern convenience alongside timeless style. New carpets, downlights throughout, and generously sized bedrooms with ample storage, including His and Hers walk-in robes in the main bedroom, enhance the home's appeal.

Step outside to the inviting alfresco area, ideal for entertaining or relaxing while overlooking the huge grassed backyard, featuring ample room for the kids (and pets) to play. With automatic reticulation connected to a bore, maintaining the garden is effortless. Parking is a breeze, with dual crossovers, a carport with drive-through access, and space for multiple vehicles, trailers, or boats.

### PROPERTY FEATURES

- Large 734m<sup>2</sup> block
- 3 bedrooms, 1 bathroom (semi-ensuite)
- Ducted evaporative air conditioning and 3 split-system A/C units
- Multiple living areas, including a games room/activity room/office
- Automatic reticulation with bore
- Carport with drive-through access
- Parking for multiple vehicles, trailers, or boats (dual crossovers)
- Gas cooktop
- Three sheds (with potential for power connection)
- Generously sized bedrooms
- New carpets and modernized kitchen and bathroom
- Large laundry
- Wood fireplace
- Roller shutters throughout (majority of which are electric)
- Security cameras
- Downlights throughout
- Stunning bay windows to the front façade
- His and Hers walk-in robes
- Multiple TV points
- Rainwater tank
- Mulberry tree
- Lovely patio/alfresco area

### LOCATION HIGHLIGHTS

- Schools: Close to South Lake Primary School (1.4 km) and Lakeland Senior High School (300m)
- Shopping & Dining: Minutes from Cockburn Gateway Shopping Centre and The Lakes Shopping Centre
- Recreation: 3kms to the popular Cockburn ARC, and within easy reach of various local parks

- Transport: Easy access to Kwinana Freeway and public transport, and only 20 km from Perth CBD
- Attractions: Short drive to Adventure World and Bibra Lake Reserve

Come and experience this exceptional property for yourself at one of our upcoming home opens, or contact Caleb Dalziell to discuss further. This is an opportunity not to be missed!

**FURTHER INFORMATION:**

Council: \$2,400/yr

Water: \$1,252/yr

**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 or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans or virtual staging included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates or strata fees noted are estimates based on available information at time of publishing.