

Sold



2 Berkley Road, Marangaroo



## ABSOLUTE VALUE FOR YOU, IN MARANGAROO!

Discover a life of effortless living in this three-bedroom, one-bathroom family home!

As you step inside, you'll be greeted by a separate living area, master bedroom with ensuite access and an impeccable contemporary layout that seamlessly integrates open-concept living and dining areas, leading to freshly renovated kitchen, dining and separate undercover outdoor entertaining area.

What we love:

- Fully renovated kitchen with brand new appliances!
- Full height tiling in the updated bathroom
- Large undercover outdoor entertaining space
- Low maintenance garden
- Solar panels 6.6kw
- 3 Bedrooms
- 1 Bathroom
- Central Woodfire!
- Secure parking for three cars and can fit 4 cars on outfront driveway (upto 7 car parking)
- Extra parking for boat or trailer
- Formal lounge
- Security alarm, screens & shutters
- Pitched patio
- Approx 504 SQM Corner Block

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**Price** SOLD for \$610,000  
**Property Type** Residential  
**Property ID** 29850  
**Land Area** 504 m2

### Agent Details

Kiera Simpson - 0414 441 445

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- Built approx 1993
- Single carport with rear access
- Heat pump hot water system
- sewer connected (everything is electric here now gas as runs of the solar)
- Shire rates approx \$1252
- Water rates approx \$774

This fantastic contemporary residence offers even more convenience with its proximity to parks, shopping, and transportation, all just minutes away.

Whether you're seeking your first home or a smart investment opportunity this property represents the perfect choice for a modern, easy lifestyle.

Contact Kiera Simpson on 0414 441 445 for more information today!

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