



# SOLD

## READY TO MOVE IN - WHAT A GEM \$380,000- \$390,000

With heaps of off-street parking, room for the caravan and much more, this home is sure to impress. The little gem is neatly tucked away in a NO THROUGH ROAD location almost opposite Meller Park. Beautifully presented, and affordable, the property is located within easy access to Fiona Stanley Hospital, Murdoch University, shops transport and services. The Spanish club is just down the road as is Montessori school, Lakeside Recreation Centre and the Murdoch Pines golf club. Surrounded by natural habitat, beautiful walking paths, the home is nestled amidst a lush leafy setting. Representing excellent value this gem should especially suit couples, singles, first home investment plus a small family. You need to view to appreciate.

### Features at a glance:

- Three spacious bedrooms all with wall to wall carpet and built in robes.
- Elegant separate main lounge area with bright light breezy outlook
- Generous kitchen with walk in pantry gas cook-top, Fisher Paykel wall oven
- Breakfast bar plus space for six-setting dining table
- Undercover private patio opens from the kitchen area
- Plenty of scope to create the garden of your dreams
- Economical gas hot water connected
- Fully reticulated with town water
- Year of construction: 1988:
- Land size: 524m<sup>2</sup>:
- Council rates: \$2,494.74
- Water rates: \$1014.44

3 BED | 1 BATH | 2 CAR

PRICE:  
\$380,000

OPEN FOR INSPECTION:  
N/A



**Helen Richardson**  
0417262788  
helen@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 16 INGVARSON WAY, BIBRA LAKE

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.