

Sold



1/64 The Ramble, Booragoon



CONTEMPORARY LIVING IN BOORAGOON

Embrace the perfect blend of style and comfort with this beautifully appointed home, set in a sought after pocket of Booragoon. Boasting contemporary finishes, a flexible open plan layout with two separate living areas, this home caters to a variety of lifestyle needs.

Tucked away in a quiet group of 4 properties, the home's exposed brick façade creates a welcoming entrance. Step inside to discover solid wooden floors in the living areas, complemented by neutral tones that enhance the warm and inviting atmosphere. The separate lounge, positioned at the front of the home, offers a peaceful retreat to unwind.

The master suite is a spacious sanctuary with a walk-in robe and ensuite, providing a serene escape after a busy day. Two well-sized secondary bedrooms, each with built-in robes, are flanked by the primary bathroom.

The open plan kitchen, living, and dining area forms the heart of the home, with its gloriously high ceiling is a perfect place for entertaining or relaxing

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Price	SOLD for \$876,001
Property Type	Residential
Property ID	165
Land Area	245 m ²
Floor Area	120 m ²

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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with family. The modern kitchen is equipped with a stone benchtop, modern appliances, and ample storage space. Double glazed windows throughout the home provide thermal and sound insulation, ensuring comfort year-round.

Step outside to a delightfully private, decked courtyard complete with gabled pergola and built in BBQ, ideal for enjoying the great outdoors.

With its prime location (within the Applecross High School Zone) just a short stroll from Garden City Shopping Centre, excellent schools and convenient public transport options, the vibrant local amenities make this property ideal for those seeking both convenience and quality of life.

This fantastic home won't last long.

Property Features:

- * Exposed brick facade with gable
- * Separate lounge at the front of the home
- * Master suite with built-in robe and ensuite
- * Two well-sized secondary bedrooms with robes
- * Main bathroom with built in bath, shower and vanity
- * Open plan kitchen, living, and dining area
- * Renovated kitchen with stone benchtop, modern appliances and splashback
- * Solid wooden flooring in living areas
- * Stunningly high ceiling in the family area
- * Double glazed windows throughout for thermal and sound insulation
- * Ducted reverse cycle air conditioning with zones
- * Decked courtyard complete with built in BBQ
- * Laundry with modern cabinetry & glass splashback
- * Solar power system to keep the bills low
- * External storeroom
- * Single garage (with use of additional parking bay)
- * Living: 120sqm
- * Lot size: 245sqm
- * Built in 1993

Property Rates:

- * Council Rates: \$1,950 per year (approx)

* Water Rates: \$1,300 per year (approx)

* Body Corporate: \$1,200 per year

Location Features:

* Easy access to Garden City Shopping Centre

* Close to renowned schools

* Short distance to the Swan River

* Close to public transport

* Booragoon Primary School catchment

* Applecross Senior High School zone

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