

11/26 Earlston Way, Booragoon, WA 6154

CENTURY 21

Sold Unit

Tuesday, 15 August 2023

11/26 Earlston Way, Booragoon, WA 6154

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Unit



Josh Brockhurst
0894932221

\$520,000

Welcome to this charming and well-maintained 3-bedroom, 1-bathroom villa, conveniently situated in a prime location near Westfield Booragoon and Leach Highway. Whether you're a savvy investor looking to expand your property portfolio or someone looking to downsize, this property offers an excellent opportunity to enjoy comfortable living in a highly sought-after area. Nestled within a quiet complex of 13, the home boasts a versatile layout that maximises both space and functionality. The open living area serves as the heart of the home, seamlessly connecting the lounge and dining rooms to a generously sized patio in the courtyard. The U-shaped kitchen is intelligently integrated into the floorplan. A sliding French door can be used to separate it from the rest of the house which will come in especially handy for heating and cooling the living areas of the home. The kitchen is well-equipped with gas hotplates, a separate inset oven, a double door pantry, and ample storage space, offering both convenience and practicality. The bedrooms are generously sized with the master bedroom features a full-length built-in robe and an elegant ornate chandelier. The second bedroom offers access to a double-door built-in robe, providing ample storage space. An additional activity room off the entrance hall can easily be converted into a third bedroom or a dedicated study area, catering to your specific needs. The courtyard is a true highlight of this property. A spacious patio area extends across the back of the home, creating an ideal space for outdoor entertainment. The courtyard features a lush and thoughtfully landscaped garden, providing a serene atmosphere for outdoor living. The inclusion of a small lawn area adds a touch of greenery to break up the paving. The single garage not only accommodates your vehicle but also offers a convenient storeroom, providing the perfect spot to stow away your gardening tools and other essentials.

FEATURES:

- * Open plan lounge and dining with dual, sliding door access to the courtyard and patio.
- * U-shaped kitchen offering a built-in pantry, double sink, sliding French door and plenty of cupboard storage.
- * Relaxing master bedroom complete with full-length built-in robe and ornate chandelier.
- * Double door built-in robe available in bedroom 2.
- * Separate activity room which could easily convert to a 3rd bedroom or study.
- * Fully-equipped bathroom enjoying a separate bath, recessed shower and large vanity.
- * Practical laundry complete with built-in store cupboard and access to the courtyard.
- * Split system, reverse cycle air conditioning available in the open plan living.
- * Security screens fitted to the windows and doors.
- * Beautifully established courtyard complete with tranquil gardens, small pond feature and lawn area.
- * Inviting patio overlooking the rear courtyard.
- * Private entry in the home.
- * Single garage offering secure parking behind a remote operated door.
- * Separate garden shed for additional storage.

The home enjoys a convenient location next door to the tree-lined Hugh Corbet Park. A great spot to unwind with a good book under the shade of the trees, or for watching kids run off some excess energy on the playground equipment. Adding to the allure, Booragoon Lake and Piney Lakes Reserve are within walking distance, providing even more opportunities to revel in the beauty of the area. Commuting is a breeze, with the Bull Creek Train Station and Kwinana Freeway on-ramp just 2km away. Bus stops along Leach Highway enhance accessibility, ensuring you're well-connected to the wider city. Further enriching your leisure options, the stunning Deep Water Point Reserve is a mere 5km away, while the vibrant ambiance of Fremantle awaits just 7.5km from your doorstep. This remarkable location seamlessly blends natural charm with urban convenience, offering a lifestyle that truly caters to all your desires.

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$417.71 per qtr
Water Rates: \$267.63 per qtr
Strata Fees: \$416.25 approx per qtr
Block Size: 111sqm
Living Area: 105sqm approx.
Zoning: R40
Build Year: 1983
Dwelling Type: Villa
Floor Plan: Not Available

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