

# 11 Royce Grove, Booragoon, WA 6154

**MONT**

## Sold House

Monday, 4 September 2023

11 Royce Grove, Booragoon, WA 6154

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 735 m2**

**Type: House**



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**\$1,005,000**

When location matters the most. Seldomly available are opportunities like this within a whisper quiet cul-de-sac, right in the heart of Booragoon and offering the opportunity to add value and enrich the current home. Secure your foothold within this coveted pocket of the suburb with arguably the perfect location with the option to modernise, extend or even re develop to suit your families requirements as they evolve. On offer is a unique 1980's solid brick and tile home set on a full sized green title allotment perched on the elevated side of the street and located only footsteps from Len Shearer Reserve and a short walk to prestigious schooling, transport, conveniences and Westfield Booragoon. Designed perfectly for a smaller family or a downsizer couple that still want the full block size without the extra accommodation and hassles of oversized and under used living spaces. Internally the home offers two large bedrooms and a third bedroom or private home office. A good sized living, meals and separate dining area provide a central hub for the family to relax and entertain within. The well appointed kitchen overlooks the rear patio and alfresco area that is surrounded by an ultra low maintenance yard, large workshop/shed and single garage with access through to the front of the property. The home is completed by an oversized laundry, ample storage space, extra parking for visitors and easy care gardens, all on a 735sqm block. A plethora of outstanding options await the next owners to unlock. Perfectly positioned and priced to sell.