

**13 Booligal Street, Lesmurdie, WA 6076**

**Professionals**

**House For Sale**

Wednesday, 28 February 2024

13 Booligal Street, Lesmurdie, WA 6076

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1089 m2**

**Type: House**



Joe Stillisano

**From \$620,000**

**\*\*FIRST HOME OPEN: Sun, 3 March, 1pm - 1.30pm\*\***With Flora Terrace Reserve just up the road you can enjoy a quiet walk in the park every day. There are numerous other parks a short walk or drive away including the Ray Owen Sports Centre. Bus services are nearby on Grove Road and Lesmurdie Road so there is easy access to the Kalamunda Town Centre and the Perth CBD. There are lots of public and private schools in Lesmurdie including Mazenod and St Brigid's College.The home offers separate living zones (with both zones air-conditioned) and side access to a double Colorbond garage. There are loads of parking options and room for a garden and mini orchard. The garden has auto reticulation.There are three bedrooms and two have built-in robes, with the main bedroom having a wall air-conditioning unit. The patio provides an outdoor zone and in addition to the double freestanding garage is a carport under the main roof.This home is ready to move in and enjoy but for the creative types a renovation would take it to the next level.The property features include:• 1,089 square meter block. • 3 Bedrooms - 2 with built-in robes. • Side Access to Garage. • Double Colorbond Garage with High Roof. • Front & Rear Separate Living Zones - Each Air-Conditioned. • 2 Split System Air-Conditioners plus one wall unit. • Ceiling Insulation. • Auto Reticulation. • Patio. • Carport Under Main Roof. • Clay Roof Tiles. • Walk to Flora Terrace Reserve. • Close to Bus Service, Schools and Shops.For more information call JOE STILLISANO on 0423 579 966.