

15 Langley Way, Booragoon, WA 6154

KIM·TURNER
REAL ESTATE

House For Sale

Wednesday, 17 April 2024

15 Langley Way, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 2

Area: 692 m2

Type: House



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Contact Kim Turner for price guide

If you love to entertain and spend hours with family and friends, this home is for you. And if you want a haven where you can come home and relax in style and comfort, this home is also for you. Here's why. The front gardens are filled with frangipani trees, giving it a tropical vibe. There's a large paved area where you can set up a table and chairs and enjoy a drink with mates, or, at the end of a long day, sip a relaxing beverage on your own or with your partner surrounded by lush greenery. It's a practical space too - use it to park a boat, caravan or trailer. At the back of the home you have a fabulous alfresco area with shade blinds and a ceiling fan to ensure your comfort. And to make entertaining (or a Sunday barbecue with the family) super easy it has a built-in kitchen complete with fridge and a servery window to the main kitchen. But that's not all - start a "make-your-own pizza" Friday night family tradition with the pizza oven or have friends over for pizza night every now and then. There's a sparkling pool for hours of summer fun and to cool you down during a hot spell. Enjoy cocktails under the gazebo on the elevated deck, or sun lovers can stretch out on a towel on the lawn and catch some rays - using sun protection of course! Inside, the home is a delightful blend of retro style and modernity. There's polished cork tiling throughout - a nod to its 1970s origins - and a sunken formal lounge room. There's no shortage of living space, the layout also includes a formal dining room and open-plan living/meals/kitchen area. The kitchen is super modern with a huge amount of white cabinetry offset by a striking orange splashback. It has a breakfast bar, stainless-steel appliances, including oven, gas cooktop, rangehood and dishwasher, a large fridge recess, pantry and microwave nook. Sliding doors in the living area open to the alfresco area, making indoor/outdoor entertaining a breeze. There are four bedrooms and two bathrooms. The master is at the front of the home and has built-in robes and an ensuite with a shower, vanity unit, toilet and spa bath - another great place to unwind after a long day. It is next to another bedroom, with a built-in robe, that could double as a study or nursery. Two more bedrooms with built-in robes are at the back of the home, near the bathroom/laundry. This is another very modern space with floor-to-ceiling tiling, shower with rainfall showerhead and plenty of built-in cabinetry. A separate powder room is handy for when you have guests or when family members are using the bathroom. The home has a double garage, room for more cars on the driveway, garden shed and side access to the backyard. And then there's the location. Families and nature lovers will appreciate the abundance of nearby parks, including Karoonda Reserve, which can be quickly accessed via the adjacent walkway. Booragoon Lake, Bluegum Reserve and Ratcliffe Park are also just minutes away. Slightly further is the lovely Piney Lakes Reserve and in the other direction you've got popular Wireless Hill. And it's a short drive to either the Swan or Canning River foreshores. The home is minutes from the many attractions of Westfield Booragoon and the convenience of the Good Grocer in Mount Pleasant. Brentwood Primary School is in walking distance and the home is in the catchment area for Applecross and Rossmoyne Senior High Schools. Inside Ground floor Polished cork tiling throughout Ducted air conditioning Sunken formal lounge room Formal dining room Open-plan living/meals/kitchen area Kitchen with breakfast bar, underbench and overhead cabinetry, stainless-steel appliances including oven, gas cooktop, rangehood and dishwasher, XXX splashback, pantry, microwave nook, and large fridge recess Four bedrooms and two bathrooms Master bedroom with built-in robe and ensuite with spa bath, shower, double vanity unit and toilet Three bedrooms with built-in robes Bathroom/laundry with shower with rainfall showerhead, floor-to-ceiling tiling, vanity unit and built-in cabinetry Powder room Outside 692sqm block Paved area at the front Alfresco area with built-in kitchen with a fridge, shade blinds and ceiling fan Deck with pizza oven Elevated lawn area with deck and gazebo Swimming pool Garden beds Double garage Garden shed Shade blinds to some windows Security screens Solar panels Side access to backyard Estimated current: Rates \$2294.54 Water \$1356.54 p/a Before you bid:

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