

16 Woodall Ramble, Booragoon, WA 6154

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Sold House

Tuesday, 12 March 2024

16 Woodall Ramble, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 700 m²

Type: House



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\$1,480,000

Idyllic family living doesn't get any easier than what is on offer here at 16 Woodall Ramble. Nestled in a whisper quiet, well located street, only footsteps to some of the best amenities Booragoon and surrounds has to offer. Seldom do homes in this family friendly street come to the market, offering the perfect place for your growing tribe to thrive within. The current home was constructed in the early 1980's and fastidiously maintained by the current owners for the past 36 years with plenty of recent upgrades and improvements. The home presents immaculately and in move in ready condition, while offering the lucky buyers a flexible floor plan and bones to further update and add their own mark on as desired. A perfect next home for a family who like to entertain in the comfort of their own home. Enjoy the ultra convenient lifestyle on offer from this location and being located only a short walk from a plethora of parklands, major transport connections, Westfield Booragoon, Myaree shopping on Marmion Street and local esteemed schooling options. Set on a generous sized 700sqm green title block, this solid and well built home was designed around intimate family friendly living, with an emphasis on alfresco entertaining and lazy days by the pool. The internal accommodation comprises of four light filled extra large bedrooms and three good sized bathrooms (one downstairs off the laundry providing perfect access straight off the pool). The heart of the home is the totally renovated central chef's kitchen overlooking the rear yard, covered alfresco entertaining area and pool. Multiple versatile living zones spread downstairs throughout the home provide ample space for the family to live, retreat and entertain within comfortably. Upstairs is all about the sleeping accommodation and two bathrooms. At the rear of the property is an oversized undercover alfresco area that is large enough to accommodate the extended family in year round comfort. The homes alfresco comes into its element in the summer months when the large fenced below ground sparkling pool is in use while the family relaxes. The rear yard houses a multi purpose activity room that can double as a teenagers retreat, home office or even a spare guest bedroom. Boasting an impressive street presence, the home is completed by a double garage, ample storage areas and manicured established gardens throughout, creating a tranquil environment you will be proud to call your home. Some of the special features and improvements of the home are reverse cycle ducted air conditioning upstairs, new Colourbond roof, new window and door frames throughout, refurbished pool and so much more.