

**2C Connelly Way, Booragoon, WA 6154**

ian hutchison

**Villa For Sale**

Tuesday, 28 November 2023

2C Connelly Way, Booragoon, WA 6154

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Villa**



Steve Lally  
0894742200



Rhys Chester  
0894742200

**From \$790,000**

Our agency is proud to present this superb, stand alone villa situated in an enviable and sought-after location. This residence epitomizes convenience, boasting proximity to quality amenities such as Westfield Booragoon and LeisureFit Booragoon just moments away. Spanning a generous layout, this well-maintained property offers a spacious interior complemented by two expansive courtyards, providing a low-maintenance, outdoor areas both at the front and rear of the home. Step inside to discover a functional design featuring an inviting open-plan lounge and dining area, alongside a separate open kitchen and living space. Three generously sized bedrooms include built in robes. The kitchen is practical, thoughtfully equipped with modern amenities including a dishwasher and a gas cooktop, ensuring both convenience and style. Beyond its allure, this residence stands out for its exceptional accessibility. Enjoy seamless commuting with easy access to Perth via the nearby freeway. Nestled within the esteemed Booragoon School Zone and Applecross Senior High School zone, this property offers access to quality education for growing families. Furthermore, the manageable strata outgoings primarily cover insurance, ensuring practical and reasonable maintenance expenses. Don't miss this rare opportunity to reside in a convenient location surrounded by an array of amenities, all while relishing the comfort and charm this property has to offer. Contact us today to make this beautiful villa your new home sweet home! Outgoings - Council Rates: \$1,703.48 pa Water Rates: \$1,144.36 pa Strata Levy: Insurance only \$1,019.37 pa