

# 31 Worthington Road, Booragoon, WA 6154

## Sold House

Thursday, 1 February 2024

31 Worthington Road, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 499 m2

Type: House



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**\$1,600,000**

Are you looking for a home to last you through the years? One where you can raise the kids, but still be comfortable when they move out? Or a home that might suit multi-generational living? Well look no further. This beautifully presented two-storey house could make your dream come true. There's plenty of room for family living (or a couple of generations living together) and a few special features that make ageing in place possible. It has a huge open-plan living/dining/kitchen area with striking tiled flooring and walls of glass with garden outlooks. You'll fit a Christmas tree or two, or desk in here with ease and the superbly equipped kitchen, with its abundant storage and quality stainless-steel appliances, can easily handle the demands of everyday living as well as the many milestone celebrations and get-togethers with family and friends you'll enjoy over the years. This zone includes two of those special features we mentioned - there's a lift. Yes, a lift! As you get older (or if you have older relatives living with you) and the stairs start to feel like a bit of a chore, take the lift instead. And the kitchen has the dishwasher set into the wall so you don't need to bend over to load and unload it - quite a good idea really. Sliding doors open to an alfresco area and the wrap-around gardens with lush garden beds and water feature. The gardens are fully fenced so they're your own private oasis. There are two bedrooms on this floor. One is a potential master bedroom and has semi-ensuite access to the main bathroom, which has a bath, shower, double vanity unit and separate powder room. That's another one of this home's very useful features, there are proper powder rooms on each floor, not just separate toilets. A second bedroom has a robe recess and could be an activity room when the kids are young, study as they get older or guest bedroom. Also on this floor is the laundry, which opens to a drying courtyard, under-stair storage and a couple of linen cupboards. Take the stairs - or lift - to the top floor where you'll find another large living area. This versatile space could be your theatre room, a kids' zone, or even a living area for your relatives if you're a multi-gen household. It has a kitchenette, so there's no need to constantly pop downstairs for coffee or snacks (quite handy when the kids have friends over). It also has access to the powder room and doors that open to a balcony with gorgeous views of the park opposite. Also on this floor are a bedroom with walk-in robe and the potential second master, with walk-in robe, ensuite with shower, vanity unit and access to the powder room. And all this is before we've talked about the location. Once you look around, you'll want to put down roots and build your life here. There are plenty of parks in easy walking distance, including Karoonda Reserve right over the road. There's also Booragoon Lake, Blue Gum Reserve and Ratcliffe Park 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. Take the kids out while they're young, walk the dog or enjoy leisurely strolls among the beauty of nature as you get older. The home is minutes from the many attractions of Westfield Booragoon and there are plenty of local schools to choose from. As an added bonus, it's in the catchment area for Applecross and Rossmoyne Senior High Schools.

Inside Ground floor Tiled open-plan living/dining/kitchen area and lift to the first floor Kitchen with island bench, stone bench tops, under-bench and overhead cabinetry, drop zone/desk nook, glass splash backs, fridge recess, pantry and stainless-steel appliances including dishwasher, oven, gas cooktop and range hood Carpeted bedroom with walk-in robe and semi-ensuite access to the main bathroom Main bathroom with bath, shower, double vanity unit and access to a separate powder room Carpeted bedroom with robe recess Laundry with linen cupboard Under-stair storage Linen cupboard First floor Carpeted living area with kitchenette, storage, lift and doors to the balcony Powder room Carpeted bedroom with walk-in robe, ensuite with shower, vanity unit and access to the powder room, and door to the balcony Carpeted bedroom with walk-in robe Outside 498sqm corner block Paved wrap-around yard with garden beds and water feature Gated access to the yard Alfresco area Courtyard/drying area Double garage with internal access, door to the yard and storage area Solar panels

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