

**32 Boronia Avenue, Nedlands, WA 6009**

**House For Sale**

Thursday, 7 March 2024

**DUET**

32 Boronia Avenue, Nedlands, WA 6009

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Craig Gaspar  
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Declan Turner  
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## CONTACT AGENT FOR INSPECTION DETAILS

PRIVATE INSPECTIONS SATURDAY / PUBLIC HOME OPEN SUNDAY  
THE FEATURES YOU WILL LOVE A fairytale façade, all the living space you could want, and one of the most magical backyards you could find, all this and more awaits at 32 Boronia. The 1938-built frontage (set on 1,012 square metres) is framed by meticulously maintained gardens, with a circular driveway capable of parking several vehicles, in addition to the double carport. The character experience to the front is complemented by a modern, expansive extension to the rear. Designed to capitalise on ample northern light, the internal living and alfresco space offer the avid host an unmatched entertaining opportunity. This home has been thoughtfully planned to cater to the modern family with 5 bedrooms, 2.5 bathrooms, study, multiple living zones, separation when required, and togetherness when desired. This one really is the complete family home. Properties of this size, accommodation and level of finish are a rarity, do not miss out on creating your family's best memories at 32 Boronia!

THE LIFESTYLE YOU WILL LIVE Purchasing in this location comes with fantastic prospects, with the intended amenities along Stirling Highway. Soon enough, you will be walking distance to the new 'Nedlands Square' (subject to relevant approvals). With plans for cafes, restaurants, supermarkets and more, Nedlands Square will be a few minutes' walk away. Located close to the home's relevant schooling, 32 Boronia is within the Hollywood Primary and Shenton College catchments and is just a short bus ride to the private colleges. Close to the beach, CBD and hospitals, this location has everything you need on your doorstep!

THE DETAILS YOU WILL NEED: Water Rates: \$2,130.21 per annum Land Area: 1012m<sup>2</sup>