

**35A Hatfield Way, Booragoon, WA 6154**

**nascent  
property co.**

**House For Rent**

Wednesday, 24 April 2024

35A Hatfield Way, Booragoon, WA 6154

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 495 m2**

**Type: House**



Luke Langford

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## Applications being processed

Nestled at the top of a tranquil looped street, adjacent to Hatfield Park and bushy walking paths, just up the hill from the popular sports complex of Len Shearer Reserve and its adjacent impressive Leisure Fit Melville Aquatic Centre, this north-facing, solid, and spacious 4-bedroom, 1-bathroom home is immaculately presented and ready to move into. Spanning a generous layout, this well-maintained property offers a spacious interior complemented by a huge low-maintenance courtyard. Step inside to discover a functional design featuring an inviting open-plan lounge and dining area with solid flooring that flows outside to the large front courtyard area. Further through the home, there is an open kitchen and living space. Three generously sized bedrooms with a 4th smaller bedroom that is a perfect study! The kitchen is renovated with beautiful benchtops, 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. This tightly held pocket of properties known as the Hatfield Community is conveniently located near the Westfield Booragoon Shopping Centre, the beautiful Piney Lakes Reserve, and many other neighborhood parks, bus stops, and the local industrial area. It is firmly entrenched within the sought-after Booragoon Primary School and Applecross Senior High School catchment zone and is close to other top public and private schools (including Corpus Christi College), the vibrant Riseley Street food, bar, and coffee precinct, sporting facilities, the Freeway, Bull Creek Railway station, the river, and City of Fremantle. This immaculately presented house ticks all the boxes and will not last long. To find out more about this property, you can contact agent Luke Langford on 0493 672 956 or [luke@ascentpropertyco.com.au](mailto:luke@ascentpropertyco.com.au).