

**35B Rankin Way, Booragoon, WA 6154**



**Duplex/Semi-detached For Sale**

Thursday, 9 May 2024

35B Rankin Way, Booragoon, WA 6154

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 398 m2**

**Type:**

**Duplex/Semi-detached**



Paul Evensen

0893883911

## SET DATE SALE - All Offers by 6pm Sat 18 May

**\*\* SPECIAL PREVIEW THIS SAT 11 MAY \*\***EXPRESS SET DATE SALE - All Offers Presented @ 6:00pm Sat 18 May (unless sold prior). Just steps to Karoonda Reserve and Ratcliffe Park, this fabulous 2 bed duplex is in a super position with a north facing backyard and is ready for immediate occupancy. With 2 extra-large bedrooms and a great size open kitchen/dining/family, this will be the perfect 1st home, an awesome investment, or the perfect property to hold and rent while you design your dream home! What we love ☺:- Whisper quiet location with premium surrounding homes- Extra-large open plan living area with split system A/C- Both bedrooms very generous in size, 1 with split system A/C- Updated kitchen with good storage and AS NEW oven- Hard wearing flooring- Original bathroom in great condition- Separate toilet- Separate laundry- Quality cedar timber blinds throughout- Pergola overlooking large backyard- Single carport with plenty of additional off-street parking Additional features:- Split system A/C in main living area and 1 bedroom- Security doors- Freshly painted- Instantaneous gas hot water system- Handy shed for dry storage What to know:- 398m<sup>2</sup> (approx.) block on Survey Strata title- 10.1m (approx.) frontage- Optional Mount Pleasant or Brentwood Primary School catchment- Applecross Senior High School catchment- Easy walk to Booragoon Westfield Shopping Centre, Blue Gum Park & Canning River- NB. Side fence is about to be replaced Outgoings: Council rates: \$1,649.06/pa (approx.) Water rates: \$958.75/pa (approx.) Run don't walk for this incredibly rare entry level opportunity in a premium pocket of Booragoon! EXPRESS SET DATE SALE - All Offers Presented @ 6:00pm Saturday 18 May, 2024 unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.