

**4/40 Congdon Way, Booragoon, WA 6154**



**House For Sale**

Thursday, 19 October 2023

4/40 Congdon Way, Booragoon, WA 6154

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 150 m2**

**Type: House**



Georgia Vasiliou  
0404903669

**FROM \$599k**

HOME OPENS SCHEDULE: OPEN WEDNESDAY 15TH NOVEMBER 4PM TO 5PM OPEN SATURDAY 18TH NOVEMBER 11AM TO 11:30AM Welcome to 4/40 Congdon Way, Booragoon at Argyle Place. This perfectly located townhouse is now available for sale, offering comfort, tranquility, and a relaxing lifestyle in a very sought-after area. A few minutes drive to Booragoon Shopping Centre, only 10 minutes by car to Fiona Stanley Hospital; just 6 minutes to Murdoch university and all within the catchment of excellent local schools. Offering 3 generous-sized bedrooms, 1 modern bathroom upstairs, a powder room on the ground floor, this home is perfect for families who seek extra space and segregation with living areas on the ground floor and bedrooms and bathroom upstairs. 'Argyle Place' is a small private estate of only 10 properties providing guest parking and lovely maintained gardens throughout. Inside, you'll find a range of features that enhance the comfort and style of the property. A modern functional kitchen stainless steel appliances, gas stovetop, dishwasher, plenty of storage, spacious lounge room, separate dining, built-in robes and a walk-in robe to the master bedroom provide ample storage space. The internal laundry adds convenience, and reverse cycle air conditioning ensures year-round comfort. You have direct access from remote double garage straight to your front door. The generous sized balcony off the master bedroom offers a peaceful retreat for a private breakfast or evening vino after a long day, while the fully fenced yard provides privacy and security. The ground-level outdoor entertaining area is ideal for hosting gatherings or enjoying a quiet afternoon in the sun. A secure brick storeroom is available for added storage needs. Your lounge area also has a front courtyard with a beautifully manicured garden to admire. The property is serviced by gas, adding to its efficiency and convenience and the gas hot water system was recently renewed. The remote garage is also a newly replaced item. Situated in a prime location, this house is close to Booragoon Shopping Centre and all amenities. With easy access to the city, you'll enjoy the best of both worlds - a peaceful suburban lifestyle with the convenience of a quick commute to the Perth CBD. PROPERTY DETAILS • Residential Zoning R20 • Year Built 1982 • Total area 150sqm • Refer to floor plan for size • Structure - Brick and tile • Lot 4 On Strata Plan 10896 • Certificate of Title 1841/584 • Selling with vacant possession RATES • Local Government Authority - City of Melville • Council - \$1678.08 p/a • Water - \$1011.41 p/a • Strata levies \$972.24 p/qtr. Primary Schools • Winthrop Primary School • Booragoon Primary School • Bateman Primary School • Brentwood Primary School • Corpus Christi College Secondary Schools • Applecross Senior High School • Corpus Christi College • Melville Senior High School • All Saints' College • Kennedy Baptist College Be quick and don't miss out on the opportunity to make this property your own. Contact Georgia Vasiliou today on 0404 903 669 for the price guide or to arrange a viewing. CHECK OUT THE VIDEO LINK HERE: <https://youtu.be/H9JMwpCmKms> Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to Salt Property Group by third parties.