

# 4 Bedwell Crescent, Booragoon, WA 6154



## House For Sale

Friday, 14 June 2024

4 Bedwell Crescent, Booragoon, WA 6154

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 4

**Area:** 728 m2

**Type:** House



John Meuleman  
0405194770

**From \$1,650,000**

Located in the heart of one of Perth's most rapidly growing and amenable suburbs is this wonderful opportunity for the family buyer who places comfort and peaceful living above all else. In the leafy and park filled eastern side of Booragoon you will find this beautifully constructed home complete with four bedrooms and 2 bathrooms, an open plan living style, generous backyard, and two car garage offering all manner of uses and enjoyments. The home overlooks the tranquil Ratcliffe Park, a tempting natural playground for any child or dog, providing a lovely aspect. Inside the home ease and comfort of living are prioritised with generous living spaces and an open plan kitchen offering large walk in pantry, quality stone benchtops, a large oven and chef quality 900mm gas hob. Glass splashbacks and generous number of drawers throughout. Black Butt floorboards in the shared areas meet the soft woollen carpets of the 4 bedrooms and the fully tiled bathrooms with luxuriously large showers, recessed shelves and capacious vanities. Each bedroom is spacious and offers either walk in or built in wardrobes presenting comfort and storage for every family member. Quality evaporative air-conditioning and ceiling fan systems partner with gas heating facilities to ensure year-round comfort, while security mesh screen doors and roller shutters ensure the property is easily secured for holidays. Enjoy also the added bonus of a large Stratco Homeshed complete with concrete pad and power. Beloved by locals for its proximity to various amenities, Bedwell Crescent grants easy access to numerous schools including Mount Pleasant Primary, Brentwood Primary and Applecross Senior High. Regular neighbour gatherings at Ratcliffe and Karoonda add to the intimacy of the area - everyone looks out for each other here. Your exercise goals are covered by the proximity of Booragoon and Blue Gum Lakes, the latter equipped with walking trails, and the Blue Gum tennis and squash clubs. Westfield Booragoon is a genuine stone's throw away, whilst the food and shopping centres at Queens Road and Cranford Avenue contribute to the area's local and small community feeling. Easy access to both Perth City and Fremantle via Kwinana Fwy and Leach Hwy puts 4 Bedwell Crescent in the perfect spot for your future convenient lifestyle. Email [john@insiderealty.com.au](mailto:john@insiderealty.com.au) to register your interest today.