

4 Dickenson Way, Booragoon, WA 6154



House For Sale

Wednesday, 12 June 2024

4 Dickenson Way, Booragoon, WA 6154

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 696 m2

Type: House



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End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Wednesday 19th June at 5pm unless sold prior. An expansive home that offers a plethora of functional living space, this property presents an exciting opportunity for a loving family to celebrate the home's original charm, or completely transform it with a purpose-built floorplan for modern-day living. With a spacious layout and thoughtful design, the original home boasts a seamless extension to now offer 6 bedrooms, 3 bathrooms and 2 separate living spaces. The beautiful atrium with an abundance of natural light is the centrepiece to several wings that all feel secluded from one another, ensuring peace, privacy and comfort for a growing family. The open-plan living space has been modernised and refreshed with oak-look flooring, while the original allure of exposed brick remains. Generous in size, the kitchen presents limitless potential, perfectly placed and overlooking the large family and meal areas that flow effortlessly through to the backyard. With a central island bench, an abundance of storage, bench-height electric oven and gas stove cooktop, it has all the important features for your culinary adventures. Like all well-built abodes, this home boasts the luxury of a formal dining and lounge that is well-connected to the upstairs parents' retreat. The mezzanine provides a practical office space to peacefully work from home while the master offers a comfortable retreat to relax and unwind, with a balcony that expands the space with tranquil views of the street. The ensuite is complete with all the creature comforts including a deep bath, double vanities, and a separate toilet. With an additional two separate sleeping zones, the original floorplan includes three spacious bedrooms with built-in wardrobes and a renovated bathroom featuring white marble-look tiles. The extension adds another bathroom and two master-sized bedrooms. This layout is perfect for multigenerational living or for those who value their own space, ensuring unparalleled comfort for every family member. With imposing curb appeal and a seasonal blooming Jacaranda tree out the front, surrounded by beautiful homes on a peaceful, tree-lined street - it is a solid-built home that will last your family's lifetime. Just a short stroll from Garden City Shopping Centre and Melville Aquatic Centre, with public transport at your fingertips, this locale is one rich with amenities while offering a peaceful escape away from everyday life. Local schooling options are world-class, with Booragoon Primary School and Applecross Senior High School both within walking distance. Features that you will love:

- A 6-bedroom, 3-bathroom family home with an impressive 3 car garage (1 electric and 2 manual operating doors), plus an extra wide driveway for additional parking.
- Central atrium with sliding door entrance, inviting streams of natural light to the home's living areas. It is conveniently placed by the kitchen and offers great potential for a thriving herb garden.
- A large, well-appointed kitchen featuring an island bench, 4 burner gas cooktop, bench-height electric wall oven and plenty of built-in storage.
- Expansive family and meals area complete with a new split-system air-conditioner and sliding glass doors to the backyard.
- Updated, oak-look flooring to the kitchen and living spaces.
- An abundance of functional storage space with multiple built-in linen presses throughout the home.
- Parents' retreat with mezzanine, balcony, large ensuite with bath and separate W/C and a built-in, 4-door wardrobe.
- 3 additional bedrooms featuring built-in robes and study nooks as part of the original dwelling and a well-built extension providing an additional 2, extremely spacious bedrooms and a bathroom with a separate toilet.
- Renovated main bathroom with modern white marble-look floor-to-ceiling tiles and white gloss cabinetry.
- Formal sunken lounge and separate formal dining space.
- Original brown herringbone feature tiles to entry.
- Large outdoor area with an existing BBQ nook with plumbing and gas readily available.
- Garden beds with mature fruit and herbs for the budding homesteader including mango, pomegranate and rosemary.
- Convenient garden shed located at the side of the property plus generous side access.
- Instantaneous hot water system.
- Ducted evaporative air conditioning to the upstairs rooms plus 2 gas bayonets fitted to the living areas.
- 696 sqm block.
- Fully reticulated bore to front gardens with new control panel.
- Security screen to front entrance and home security alarm system.
- Located within the highly sought-after Booragoon Primary School and Applecross Senior High School catchment zones.
- Water rates - \$1,647.34 pa
- Council rates - \$2,943.33 pa

This one is a must on your shortlist to see this weekend. Contact Chris Pham on 0448 777 511 or at chris.pham@belleproperty.com for more information, or we'll see you at the upcoming home open.