

42 Rankin Way, Booragoon, WA 6154

KIM·TURNER
REAL ESTATE

Sold House

Monday, 4 September 2023

42 Rankin Way, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 2

Area: 809 m2

Type: House



Kim Turner
0893641513

\$1,100,000

There's location and then there's Location! This home has Location! It's just minutes from two rivers, parks, popular schools and an array of shops. And while it's close to all of the action it's tucked away in a quiet street, offering some peace and privacy. You're in easy walking distance of Ratcliffe Park and Karoonda Reserve with Layman Park and Bluegum Reserve just a few minutes further away. You could also walk to Westfield Booragoon for a coffee or movie, but if you plan a bit shopping, take the car. It's a short drive to Wireless Hill Park and the Canning and Swan foreshores. When it comes to schools, you're spoilt for choice with Applecross Senior High School, Ardross Primary School, Brentwood Primary School, Mount Pleasant Primary School and Booragoon Primary School all nearby. And you've got easy access to public transport at Westfield Booragoon and Riseley Street will take you to Canning Highway then to the freeway and City or to Fremantle. You could also commute via Leach Highway. We'll be honest, the home itself is a bit dated and a bit of work is needed here and there, but it has good bones and plenty of space and is a great opportunity for a family looking for a prime location. And if it's not to your style, you could knock it down and build your dream home on the elevated 809sqm block. Inside, the entry leads to a sunken lounge room and dining room to the right and through to a family room a kitchen to the left. This light and bright room opens to a paved area and the pool - a feature the whole family is bound to enjoy in Summer. The bedrooms and bathrooms are all at the back of the home, with a door separating this wing from the living areas. The master has built-in robes, ensuite and sliding door to a shaded patio area. Bedroom 2 has built-in robes and semi ensuite to the main bathroom with bath, shower and vanity unit. A powder room is set in the laundry. There are two more bedrooms. Outside you have the pool, which links to the patio, which in turn has a gate to the backyard with mature trees and lawn where the kids and pets can play. The outdoor areas are pleasant spaces, suited for relaxed living and gatherings with family and friends. A double carport is at the front of the home and has a gate to the pool area. Inside Sunken carpeted lounge room with split system air conditioning Carpeted dining room with door to the kitchen Tiled family/kitchen area with ceiling fan and split system air conditioning Kitchen with breakfast bar, walk-in pantry, ample storage, tiled splashbacks, fridge recess, freestanding cooker and rangehood Four carpeted bedrooms and two bathrooms Master bedroom with built-in robes, ceiling fan, split-system air conditioning, ensuite with shower, vanity unit and toilet, and door to the patio Bedroom two with built-in robes, split-system air conditioning and semi-ensuite access to the main bathroom Bedroom three with split-system air conditioning Bedroom four Main bathroom with bath, shower and vanity unit Laundry with built-in cabinetry and powder room Outside 809sqm block Paved, covered patio with gate to the backyard Swimming pool with paved surrounds Backyard with lawn and established trees Garden shed Double carport with gate to the pool area Solar panels Estimated Council Rates \$2,192..93

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