

# 47 Hatfield Way, Booragoon, WA 6154

THE AGENCY

## House For Sale

Friday, 1 March 2024

47 Hatfield Way, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 757 m2

Type: House



Ben Stott

0414354515

**From \$1,490,000**

This sprawling home is spacious and has been designed with families in mind. Completely renovated throughout, this home has a terrific layout. There is nothing left to do other than unpack your bags and enjoy this beautiful property. After entering through a foyer, off to one side is the master bedroom, with a gorgeous ensuite and walk in robe. On the other there is a formal living and dining area offering privacy and space. In the centre of the home is the chef's kitchen which forms part of the open plan informal dining and lounge. The remaining bedroom wing contains three double bedrooms all with built in robes, which are serviced by the main bathroom and a separate laundry. Upstairs is the third living area which could be used as a theatre room, large study, play room or home gym. The undercover alfresco has retractable shade screens to all sides, creating the perfect outdoor space to entertain all year round. There is plenty of lawn area for the kids and pets to run around and play. Other features of the home include:

- Chef's kitchen with stone benchtops and glass splash backs;
- Master bedroom with a walk in robe & ensuite;
- Floor to ceiling tiles and double vanities in both bathrooms;
- Great internal storage;
- Two 3m by 3m garden sheds;
- Ducted and zoned, reverse cycle air conditioning;
- Auto reticulation off a bore;
- Circa 1980 brick & tile home on 757 sqm.

This family home is in a great location with both Hatfield Park and Len Shearer Reserve at either end of your street. Located in the Applecross Senior High School catchment and close to LeisureFit Booragoon and Garden City. For more information contact Exclusive Listing Agent Ben Stott on 0414 354 515. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.