

# 535 Marmion Street, Booragoon, WA 6154



## House For Sale

Thursday, 5 October 2023

535 Marmion Street, Booragoon, WA 6154

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 718 m<sup>2</sup>

Type: House



Sean Seet

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## From \$1.4M

R100 Mixed Zone Property - Keep it for live in, renting or develop in future. This property, boasts a 718sqm block with an impressive 20-meter frontage. The property falls within the sought-after Applecross Senior High School Zone, ensuring quality education options for families. Convenient access to Westfield Booragoon, Canning Highway and Leach Highway further enhances the property's appeal. Inside, you'll find four bedrooms, two bathrooms, and multiple spacious living areas, including a formal lounge, dining room, and a living area that seamlessly connects to an inviting alfresco space. Architectural charm and an abundance of natural light create a functional and aesthetically pleasing flow throughout the home. The well-equipped kitchen is a haven for culinary enthusiasts, while the indoor pool promises enjoyable gatherings during the warmer months. Outside, the property presents an attractive facade with a front veranda, a garage, and a circular driveway that offers ample off-street parking. The low-maintenance gardens make this property particularly appealing for modern families seeking convenience. Additional features of the property include a modernized kitchen with gas cooking facilities, an indoor below-ground pool, and a covered outdoor entertainment area. For commercial use, you can choose to run a business such as medical clinic or professional office space and/or live in there. There is plenty of parking space available on site with a garage. For investors, the high-demand location offers excellent rental potential. Developers have the option to rent out the property while planning potential redevelopment projects within the guidelines set by the local council. Alternatively, you can move in and enjoy comfortable living while considering future construction.

Location features

- Booragoon Primary School (0.66km)
- Ardross Primary School (1.10km)
- Mount Pleasant Primary School (1.40km)
- Applecross Senior High School (0.94km)
- Corpus Christi College (2.35km)
- Westfield Booragoon (1.00km)
- LeisureFit Booragoon (0.40km)

535 Marmion Street is a versatile property with ample potential. Contact us today to seize this opportunity and make it your own. **DISCLAIMER** We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. **End Date Sale 25/10/23** Sellers reserve the right to sell prior. Amazing Location near to Garden City Booragoon Shopping centre with R100 Mixed Use Site! Situated conveniently opposite thriving Westfield Booragoon, this substantial property comprises of 4 bedrooms, 2 bathrooms and offers a rare opportunity make this truly versatile property part of your investment portfolio. The substantial residence features a large terracotta paved entry, for ample parking, formal gated entry, downlight feature display walls, classic kitchen with stone bench tops and featured lit french doors, ducted evaporative A/C, down-lighting throughout, floor to ceiling tiles in bathrooms with bath tub and an incredible indoor pool/ alfresco area. Sitting on a 718sqm green title parcel of land the property may be suitable for apartments (height limit 4 stories), Medical, Office or Group dwellings. (subject to council approval). Ideal for development or lease out for future growth! Don't miss out on inspecting this fantastic complex! Call Sean 0416390002 today to arrange a viewing! **DISCLAIMER** We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.