

541 & 543 Marmion Street, Booragoon, WA 6154



Sold House

Friday, 8 September 2023

541 & 543 Marmion Street, Booragoon, WA 6154

Bedrooms: 9

Bathrooms: 4

Parkings: 4

Area: 1436 m2

Type: House



Fraser Williams

Contact agent

SOLD by FRASER WILLIAMS of BLOOM REAL ESTATE WA! Don't miss the opportunity at 541 Marmion Street in Booragoon, located opposite Westfield Booragoon (with substantial expansion/upgrade in the pipeline to create a world class entertainment/shopping complex). It is approx. less than 5 minutes' walk to Booragoon Bus Station, quality schools, Allied Health Services, entertainment and trendy bars/cafes.. The versatile residence defined by multiple zoned living areas offers family members their own quiet spaces, a location minutes walk to Westfield Booragoon, public transport and is close to freeway entries.....this complete property showcasing a smorgasbord of attributes also has warm exposure to the northern sun and is heaped full of attributes the market is looking for. Stepping outside, the gardens are inviting with plenty of room for children/pets to safely play, and an excellent rear workshop for the home handyman is ready and waiting. INVEST Currently tenanted with a lovely tenant on a periodic lease, you could purchase this one on a set and forget basis prior to unlocking future potential. RARE DEVELOPMENT OPPORTUNITY- 718m2 - Green Title- Potential for a maximum development 4 storey's high- Lot zoned City of Melville R100 Mixed Use Development Site, Frame Precinct B- Development subject to relevant Council / Western Australian Planning Commission Approval Click on the link below for the Melville City Centre Structure Plan or request a PDF copy to be emailed to you: <https://www.melvillecity.com.au/planning-and-building/local-planning-strategy,-scheme-policies-and-plans/activity-centre-and-structure-plans/melville-city-centre-structure-plan> Located between the major arteries of Leach Highway and Canning Highway, both providing easy access to the Freeway, Perth City and Fremantle. Join the other successful buyers in the area who have identified this Booragoon precinct as having huge future potential and contact Fraser Williams on 0439 092 248 to organise a viewing. Now is the time and this is the opportunity!! **DISCLAIMER:** This document has been compiled for the purpose of advertising and marketing only. Whilst every care has been taken in preparing the particulars and information contained and believed to be correct, neither the Agent nor the vendor nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.