

543 Marmion Street, Booragoon, WA 6154



House For Sale

Wednesday, 29 May 2024

543 Marmion Street, Booragoon, WA 6154

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 718 m2

Type: House



Fraser Williams

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Offers above \$1,299,000

Welcome to 543 Marmion Street in Booragoon - a versatile residence offering future-proof opportunities for a discerning buyer. The Home: The original residence was built in 1984 and is defined by its grand open plan living areas, a floor plan that offers a potential for 5 BEDROOMS, and all year round covered alfresco for entertaining. Boasting a 718sqm block, this property offers ample space for comfortable living. The house is equipped with a ducted evaporative air-conditioning system for climate control and a solar hot water system. The alfresco area is spacious and can accommodate important family celebrations, providing a clear view of the rear level lawn area for parents to keep an eye on their children while they play. The covered alfresco is large enough to potentially cover children's play equipment, offering protection from rain and creating a sun-safe play area throughout the year. Conveniently located within walking distance to Westfield Booragoon, with public transport close to freeway entries, this complete property showcases a smorgasbord of features, including a warm exposure to the northern sun. This property truly is heaped full of attributes the market is looking for. The Investment: If you are after an investment property, then look no further. This sturdy property is currently tenanted on a fixed term lease, so you could purchase it on a set-and-forget basis prior to unlocking future potential. Leased at \$800.00 per week Lease end date: 24th November 2024 The Development: Offering the potential for a rare development opportunity (STCA), this green title property is zoned as an R100 Mixed Use Development Site, Frame Precinct B, by the City of Melville. This truly is a first-rate opportunity for a developer to take advantage of. Located opposite Westfield Booragoon (with substantial expansion/upgrade in the pipeline to create a world class entertainment/shopping complex) it is only a few minutes' walk to Booragoon Bus Station, quality schools, Allied Health Services, entertainment and trendy bars/cafes. Being positioned between the major arteries of Leach Highway and Canning Highway, there is also easy access to the Freeway, Perth City and Fremantle. For further information is available via the following link for the Melville City Centre Structure Plan: <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> 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.