

**64a Aldridge Road, Booragoon, WA 6154**

Morgan Sudlow

**Residential Land For Sale**

Saturday, 10 February 2024

64a Aldridge Road, Booragoon, WA 6154

Area: 476 m2

Type: Residential Land



Tony Morgan  
0418900349



Maree Casey  
0418907675

## Offers

Ripe for development in a prized local on 476m<sup>2</sup> of rare earth, this is an opportunity to capitalise on a premier corner position that sets the tone for lifestyle excellence. Situated amongst large prestigious homes in the optional intake areas for Rossmoyne or Applecross Senior High Schools this super generous landholding has so many highly sought-after attributes. Unique, tranquil and picturesque the property is on the doorstep of the stunning natural bushland & bird sanctuary of Lake Booragoon and Piney Lakes Reserve and within walking distance of the beautiful foreshore of the Canning River, close to parks, primary schools, Westfield Booragoon, the Mount Pleasant gourmet village, medical centres and public transport. Rising gently from a truncated frontage of 16.9m on Aldridge Road, the elevated rear faces sunny north, and enjoys a 28m frontage along Gould Place. All superb statistics for a perfect blank canvas for your dream home! A rare and exciting opportunity in this lush green Booragoon precinct. Please contact Tony Morgan 0418 900 349 and Maree Casey 0418 907 675 at Morgan Sudlow & Associates for further information.