

# 7 Royce Grove, Booragoon, WA 6154



## Sold House

Thursday, 24 August 2023

7 Royce Grove, Booragoon, WA 6154

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1126 m<sup>2</sup>

Type: House

## Contact agent

**ACCOMMODATION** This huge family home takes full advantage of its generous 1,126 sqm (approx.) block. Positioned in one of the best pockets in Booragoon, this luxurious 5 bedroom, 2 bathroom residence radiates timeless architecture and is ready for its next adventure. Enter the home and be greeted with a light-filled atrium, sunken formal living area, and dining space. With a versatile floor plan that includes two separate lounges, this home carefully divides the accommodation aspect of the home to allow peaceful separation. The bedroom's cosy decor is accentuated by clean and timeless designs, creating the perfect ambiance of utter calmness and tranquility. The master bedroom is equipped with an en-suite. All bedrooms come complete with a built-in robe. To top it off, bedroom 5 features sliding door access to the landscaped back garden providing an unbeatable retreat. When it comes to the outdoor area, you'll be able to relax and enjoy a morning cuppa under the back patio or entertain all year round overlooking the backyard gardens which offer a calming oasis; plenty of space for activities, and an ideal place for relaxation.

**FEATURES & BENEFITS**- 1126 sqm (approx.) block- Multiple living areas- Ducted split system air conditioning- Kitchen with electrical cooktop, oven & range hood, microwave/combination oven, pantry, plenty of cupboards and bench space- Established gardens and lawns; bore reticulated- Double garage with loft storage space above

**LOCATION** Nestled in a quiet cul-de-sac with close proximity to the tranquil Connelly Park, Len Shearer Reserve, LeisureFit Booragoon, Westfield Booragoon Shopping Centre, cafes, and public transport links which you'll be well-positioned to enjoy the best of Booragoon living.

**CONTACT** Represented by Mary Tan; contact Mary directly to book your viewing or SMS "7 Royce Grove" to 0451 823 933 for your free digital brochure.