

7A Woodall Ramble, Booragoon, WA 6154

Villa For Sale

Wednesday, 17 January 2024



7A Woodall Ramble, Booragoon, WA 6154

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Villa



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New to Market

This rare expansive villa is a haven of modernised living surrounded by convenience in the highly sought-after suburb of Booragoon. A perfect setting for relaxation and entertainment, the sunken lounge makes an elegant introduction to the home and leads guests to a separate formal dining room with a pleasant garden outlook. Moving to the main living area, you will delight in a spacious and modern kitchen featuring stone finishes, Bosch appliances, filtered water, and a striking illuminated display cabinet. In an open-plan living setting, the kitchen looks out on a large paved outdoor area boasting beautiful reticulated gardens and an abundance of outdoor areas to relax and entertain in. Separated from the main living area by a sliding door are 3 spacious bedrooms, the master with an ensuite and WIR. The 2 further bedrooms both have BIRs and share a crisp modern bathroom. The separate laundry adds to the space and convenience of the home. With sheer blinds and curtains throughout, and illuminated by skylights, this spacious home enjoys plenty of natural light with various added features such as reverse-cycle air conditioning, ceiling fans, feature lighting to the living room, CCTV and alarm, and secure garage parking with shoppers' entry. Nestled just a stone's throw away from Westfield Booragoon, Len Shearer Reserve, the Booragoon Leisureplex and the Myaree Commercial district, this property offers unparalleled convenience within the coveted Applecross High School & Booragoon Primary School catchment zone. Packed with modern features and a choice of multiple spacious living areas, this villa is a surprise package that must be seen to be truly appreciated. For more information, please contact James via the email option for a prompt response. Plans are also available upon request.

Property Features:

- Expansive villa
- Multiple living areas
- Separate dining
- Open-plan living
- Sunken lounge
- Modern kitchen with stone finishes
- Modern main bathroom
- Modern laundry
- Master with ensuite and WIR
- BIR to 2nd bedrooms
- Reverse cycle air conditioning
- Ceilings fans
- Foxtel ready
- Ample cabinetry
- Bosch appliances
- Filtered water system
- Sheer blinds and curtains in living areas
- Feature lighting in the main living
- Gas bayonet
- Skylights
- Large outdoor area
- Reticulated gardens
- CCTV and alarm
- Automatic garage with shoppers' entry
- Applecross Senior High School zone
- Booragoon Primary School zone