

**8/14 Siddons Way, Booragoon, WA 6154**

**One.**

**Sold Unit**

Wednesday, 23 August 2023

8/14 Siddons Way, Booragoon, WA 6154

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Unit**

**\$545,000**

A Stylish Sanctuary of Serenity and Seclusion! This tranquil - and impressively-renovated - 2 bedroom 1 bathroom townhouse residence forms part of the leafy "Forrest Ridge" complex and is the perfect pad for down-sizers and first-home buyers alike due to its privacy and overall low-maintenance feel. It also makes for a fantastic investment property for those interested and is tucked away within a quiet - and very tightly-held - group of only nine homes in a highly-sought-after pocket of Booragoon. A huge sunken backyard-lawn area is the outdoor highlight, with its trees and lush greenery pleasantly overlooked by a paved rear entertaining courtyard and pergola. There is plenty of potential to add your own personal modern touches to this delightful garden setting, too. Downstairs - and with direct access out to the yard - lies an open-plan living, dining and kitchen area, where split-system air-conditioning, new light fittings, new engineered timber floors and more meet over-head cabinetry, heaps of under-bench storage, sparkling waterfall-edge stone bench tops, a dishwasher and a breakfast bar that helps maximise space. Upstairs, a stylish "retro" bathroom has been updated with a stone vanity to complement the adjacent toilet, bathtub and showerhead - all next door to two bedrooms with ceiling fans. The larger master also has its own split-system air-conditioner, as well as a massive custom-fitted walk-in wardrobe for good measure. Aside from being nestled in the dual catchment zones for both Applecross Senior High School and Rossmoyne Senior High School, this terrific pad sits only walking distance away from the lovely (and dog-friendly) Karoonda Reserve around the corner, the sprawling Blue Gum Reserve in the opposite direction, Brentwood Primary School, the fantastic Blue Gum Park Tennis & Squash Centre, the local community centre, Brentwood Park, beautiful lakes, Bull Creek Train Station, other public-transport options, The Good Grocer Mount Pleasant IGA supermarket and the Brentwood shopping village, our picturesque Swan River and the magnificent Westfield Booragoon Shopping Centre. The freeway and community sporting facilities are also very much within arm's reach, with medical facilities, the city and even Fremantle all so easily accessible from this desirable looped street location. Experience the temptation of living in this captivating townhouse retreat and enjoying all of the simple pleasures that come with it! Features include, but are not limited to: - Freshly painted - New engineered wooden flooring - Open-plan living/dining/kitchen area downstairs - Renovated kitchen - Sleek electric cooking appliances - Stainless-steel Omega dishwasher - Huge master bedroom with a generous fitted walk-in robe - Retro upstairs bathroom - Outdoor courtyard/pergola entertaining - Spacious backyard with a sunken rear lawn area - Two (2) toilets - one off a separate revamped laundry with new cabinetry, its own stone bench tops and external access door - Split-system air-conditioning to the master bedroom and living area - NBN internet connectivity - Skirting boards - Electric hot-water system - Paved side drying courtyard - Garden shed - Established gardens, evoking a native feel to the residence and its surrounds - Remote-controlled single lock-up garage, with tandem drive-through access to park a second car - Space for a third vehicle in the driveway, in front of the garage - Built in 1976 (approx.) - Strata Fees: Admin + Reserve Fund = \$595.00 per quarter

Disclaimer: \* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.