

**8 Hatfield Way, Booragoon, WA 6154**

**House For Sale**

Wednesday, 10 April 2024

8 Hatfield Way, Booragoon, WA 6154

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



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## UNDER OFFER

Located on Booragoon's finest street across the road from Len Shearer Reserve and perfectly positioned on a 696M<sup>2</sup> block sits this much loved family residence which is move in ready and offered for sale to the next lucky family to call this place home. Built in 1981 by Colin Reynolds this property has MULTIPLE LIVING AREAS and a large covered alfresco area overlooking the below ground pool and mature gardens that need to be seen to be appreciated. "An ENTERTAINERS DELIGHT" Updated over the years the properties current condition is perfect for the family not wanting to do any work and or astute investors looking for a smart buy that will generate an attractive return being in the Applecross High and Booragoon Primary catchment. Located next to Leisure Fit Booragoon and with Westfield Booragoon just a 5-minute walk, you are all set to enjoy the best of Booragoon on your doorstep. Features include but not limited to:- Solar 6.5 KW- Ducted Evaporative Air-conditioning - Induction cook top and dual ovens - Hard floors throughout - Renovated bathrooms (Under floor heating in ensuite) and kitchen- Gas storage hot water - Gas heating bayonets - Alfresco - Gas BBQ and fireplace- Ducted vacuum - Window dressings - Built-in robes - Powered garden shed - Reticulated gardens and lawn Bore with new pump- Pool with new salt chlorinator and creepy crawly- Mature trees including citrus - Double garage with auto door - Additional parking for 2 x boat or van Booragoon Primary and Applecross High School catchment. Walk to Leisure fit and Len Shearer Reserve. Booragoon bus terminal just up the road. Interested in knowing what is happening in your suburb and potentially what your property might be worth in today's market then call Andrew for an obligation free chat today. Exclusive Listing Agent ANDREW MULCAHY on 0419945678. "ASK ANDREW" Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.