

**Unit 1/190 Kitchener Road, Booragoon, WA 6154**



**Unit For Sale**

Friday, 26 January 2024

Unit 1/190 Kitchener Road, Booragoon, WA 6154

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 324 m2**

**Type: Unit**



Victor Paz  
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## Expressions Of Interest

Come and visit this charming home on easy care 324sqm, the largest in this three unit complex. Located in a quiet tree lined street, you are within walking distance to Garden City shopping centre and bus station, medical facilities, library and Shire offices. This delightful, two-storey home has 3 spacious bedrooms and 1 bathroom all located upstairs and kept cool all year long with evaporative air conditioning. Carpeted throughout, each bedroom is completed with BIR's and the large main bathroom will suit your needs with its bath, shower, W/C and large vanity. Downstairs, you'll find the open plan, tiled, kitchen and dining area. The kitchen completed with gas cooking, a double fridge recess and dishwasher recess. Look out onto the front, paved courtyard while you cook up a storm in the kitchen. In the large, carpeted lounge room, walk through a sliding door to an extra, secure outdoor space which includes a storage unit. Features Include:- Evaporative Air Conditioning- Front Paved Courtyard- Spacious Laundry area with a separate W/C- Large Lounge Room- No Strata Fees- Water Rates: Approx. \$1345 p/annum Location: A main bus route is one street away. It is a stone's throw from Booragoon Primary School, a short drive to Mel Maria Catholic and Melville Primary Schools and in the zone for Applecross High School. Contact your exclusive agent Victor Paz on 0413 644 202 today for more information.