

**24 Hewitt Way, Booragoon, WA 6154**

**House For Sale**

Tuesday, 7 January 2025

24 Hewitt Way, Booragoon, WA 6154

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 462 m2**

**Type: House**



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## "IN THE \$900's"

DEFINITION : A hideaway is a place where someone goes when they want to relax away from other people. This FULLY RENOVATED 1968 SURVEY STRATA duplex half is hidden away in the top corner of Booragoon, on the border of Mount Pleasant and Ardross, and offers an endless list of opportunities to the lucky buyer that secures this residence. Move in ready with timeless recent renovations throughout, and an extensive outdoor area.... this property is an absolute pleasure to bring to the market and will be received well by a wide range of buyers. The astute investor will see the potential of this secluded land holding with an expansive North facing boundary and immediate strong rental return being situated in the highly desirable Applecross High, and both Mount Pleasant and Brentwood primary school intakes. The owner occupier will appreciate the short 100M stroll to Layman Park being a local community gathering place.... that makes 24 Hewitt Way Booragoon the quintessential family friendly location we all search for when putting down roots. The bedrooms are of good size, both with built in robes whilst the bathroom having a separate bath and shower. A separate toilet is another great feature in this home for ease of entertaining. The property offers the opportunity to add value over time and to be enjoyed today. Plenty of room out the back for kids to play, make extension plans, or pets to roam this property is a must see. Other features:

- Open kitchen/living meals
- Kitchen with gas cooking and dishwasher
- Stainless Steel modern appliances
- Jarrah floorboards throughout
- Split system air conditioning in main living/dining area and master bedroom
- Separate bath
- Separate toilet
- Built in robes to both bedrooms
- Undercover patio/entertaining area
- Large back garden with 2 garden sheds
- Enough parking for up to 4 cars

HIGH CEILING CARPORT 4WD and caravan friendly

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 market appraisal today. Contact Exclusive Listing Agent ANDREW MULCAHY 0419945678

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