

5/36 Colleran Way, Booragoon, WA, 6154



House For Sale

Tuesday, 26 November 2024

5/36 Colleran Way, Booragoon, WA, 6154

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Classic 1980's Home in an Unbeatable Location

Discover the perfect blend of space and comfort in this unique property in a quiet complex.

The property spans over three floors with ample living space for all the family as well as three bedrooms and two bathrooms.

The ground floor features a spacious living room perfect for comfort and entertainment, a master bedroom with dressing room, ensuite and courtyard, and a handy store/wine room.

The mezzanine level offers formal dining, meals, laundry with a guest toilet and spacious kitchen overlooking the pool. On the second floor you will be pleasantly surprised with a newly refurbished bathroom, two generous bedrooms each with it's own living space and balcony.

The backyard with it's very own swimming pool offers plenty of outdoor space for gardening and entertaining, making it the perfect place to relax and enjoy the West Australian lifestyle.

The property is within walking distance to major amenities, including Westfield Booragoon, a premier shopping destination offering a wide range of retail and dining, Leisure Fit Recreation Centre and offers easy access to the Freeway and Leach Highway.

Don't miss out on this rare opportunity to move into this unique property in the sought after suburb of Booragoon.

Features:

Quiet complex of only three

3 spacious bedrooms

2 bathrooms

3 toilets

Spacious kitchen with plenty of bench space and storage

Separate living areas

Air conditioning throughout (reverse cycle upstairs and split system in the living room and master bedroom)

Double garage with extra parking space for 2 cars

Front courtyard, private parents courtyard, balcony to upstairs bedrooms, spacious backyard with patio, pool and storage room.

Located in close proximity to shops, schools and other amenities

Council Rates: Approx \$2,486 per annum

Water Rates: Approx \$1,418 per annum

Strata Fees: Approx \$775 per quarter

Disclaimer:

The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.