

Sold



8 Duff Pl, Booragoon



## Hamptons Inspired Family Residence in Dual AXHS and R SHS Zone

Offers are to be presented on or before 4 pm Thursday the 26th of October.  
(seller reserves the right to sell prior)

This beautifully renovated east Booragoon residence is immaculately presented and exudes a restful Hamptons elegance. Boasting five bedrooms, three bathrooms and multiple internal living areas, it offers families both space and versatility.

Aside from the spacious guest suite/fifth bedroom, the ground floor is devoted to living and entertaining. Beautiful bamboo flooring flows throughout the internal zones on this level, with two interior living zones, including the expansive family room with a built-in bar and pool outlook and a separate lounge with a feature fireplace.

The designer kitchen leaves no stone unturned, filled with built-in storage, including wall-to-wall cabinetry in soft grey tones and a walk-in pantry. There's plenty of space at the breakfast bar, engineered stone benchtops and splashbacks, and a suite of premium stainless steel appliances, including a Miele dishwasher. There's an office at the front of the home, perfect for those operating home-based businesses or working 'hybrid' home/office hours.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28125

### Agent Details

Ken Yan - 0488 886 698

### Office Details

Xceed Real Estate - Sales  
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Upstairs, three secondary bedrooms are carpeted, with roller blinds and security screens, and bedrooms 3 and 4 include built-in double robes. They share the family bathroom with a bath/shower combo, vanity, WC and heated towel rail. The primary suite comprises a generous bedroom, a large walk-in robe and a contemporary ensuite with a semi-frameless shower, a vanity with dual basins, WC and heated towel rail. A built-in linen press offers additional storage and completes this level.

Bring your entertaining outside to the timber deck and brand new steel patio, where you'll enjoy the outlook over the rear gardens and sparkling saltwater pool, enclosed by glass balustrading. The cedar-lined sauna is a welcome feature you'll enjoy between dips! There's plenty of lawn for kids and pets to play and easy care, retained garden beds with automatic reticulation.

Occupying a sizeable 688sqm block in the highly desirable, dual Applecross and Rossmoyne SHS intake zone, the property has the added advantage of a safe and peaceful cul-de-sac location, while being only a short stroll to Booragoon Lake and Piney Lakes Reserve. Westfield Booragoon Shopping Centre is moments away for all your retail needs, and the Cranford Ave shopping precinct is also close at hand for local cafes, Good Grocer IGA, a pharmacy, butcher and more.

Contact Ken Yan of Xceed Real Estate today to register your interest in this magnificent and versatile family home - 0488 886 698.

Features include:

- 5x3 (plus study) Hamptons-inspired family home
- C. 1976 - beautifully renovated throughout
- Polished bamboo flooring to the lower level
- Multiple internal living areas
- Built-in robes in four bedrooms
- Luxury kitchen with stone benches and stainless appliances
- Spacious family zone with built-in bar
- French doors and multi-paned windows
- Double lock-up garage with a sectional door
- Wide street, safe and peaceful cul-de-sac
- Formal lounge with fireplace
- Slow combustion heater in casual living
- Timber alfresco deck with new patio
- Saltwater pool with cover, robot cleaner, glass fencing
- Cedar-lined outdoor sauna
- Family/activity with built-in bar
- Split-system air conditioning downstairs

Ducted reverse-cycle A/C upstairs

Internal alarm system

Ducted vacuuming

Security screens

Solar panels

Location (approx.distances):

Booragoon Lake 400m

Piney Lakes Reserve 250m

Karoonda Reserve 530m

Westfield Booragoon 1.4km

Brentwood Primary School 1.0km

Applecross SHS 2.1km

Rossmoyne SHS 3.0km

Corpus Christi College 1.9km

Cranford Ave Shops 1.5km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*