



22 The Ramble, Booragoon

Land bank for the future

Set on a generous 719m² allotment in a quiet family friendly street, this beautifully maintained character home delivers space, warmth and versatility rarely found. Built in 1986 and thoughtfully designed for growing families and entertainers alike, this expansive four bedroom, two bathroom residence offers an exceptional lifestyle in the heart of Booragoon.

Upon entry, you are welcomed into the first of four living zones - an inviting open living and dining area that immediately sets the tone for the home's generous proportions and homely feel. Flowing through the heart of the home unfolds into a spacious open plan kitchen, living and dining area perfect for everyday family life.

The kitchen is both timeless and functional, featuring solid Tasmanian oak cabinetry complemented by a brand new oven and dishwasher. Sliding doors connect this central living space seamlessly to the expansive outdoor alfresco and backyard, creating the ideal indoor-outdoor flow.

Adjoining the kitchen is a large, practical laundry with sliding door access directly to the washing line, making daily living effortless. Double doors then lead to the third living area - a versatile space ideal as a theatre room, games room or quiet retreat.

4  2  2 

FOR SALE

Offers in the high \$1 Millions

AGENTS

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AGENCY

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Outdoors, the home truly shines. The expansive backyard is framed by beautiful, established gardens and features a large alfresco entertaining area, a gated swimming pool, and a built-in BBQ - perfect for summer nights with family and friends. There is also ample space to comfortably park up to four vehicles.

Upstairs is dedicated entirely to rest and relaxation. All four bedrooms are generously sized and thoughtfully positioned. The spacious master suite features two double-door wardrobes, a ceiling fan and a private ensuite. The remaining three bedrooms all include built-in wardrobes with shelving and are serviced by a well-appointed family bathroom. Completing the upper level is the fourth living area, centrally located between the bedrooms - ideal as a children's retreat, study zone or additional lounge.

Warm, inviting and filled with character, this home offers exceptional space both inside and out, all within a sought-after Booragoon location close to schools, parks, shopping and amenities. This is a home designed to be lived in and loved for years to come.

Property features;

- 4 generous sized bedrooms
- Ducted R/C AC
- Double lock up garage
- 4 separate living areas
- Well maintained gardens
- Double lock up garage
- Alarm
- Pool
- Ensuite
- Outdoor BBQ

If you would like more information please contact Daniel on 0422 293 871 today.

Property sold as is.

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MORE DETAILS

Property ID 138JHVX
Property Type House
House Size 233 m2
Land Area 719 m2
Including Ensuite
Toilets (3)

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
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This floor plan is not to scale.
 Dimensions are approximate and therefore should only be used for illustrative purposes.

-  719 m²
-  4 Bed
-  2.5 Bath
-  2 Car