



**SOLD**

**GOOD FORTUNE NO. 88! FLOREAT'S MOST WALKABLE LOCATION! YOUR NEW HOME OR POTENTIAL BUSINESS? | \$1,888,888.88**

Good Fortune No.88!  
Floreat's most walkable location!  
Your New Home or Potential Business?  
\$1,888,888.88

Welcome to lucky number 88 The Boulevard, Floreat, perhaps this suburb's most walkable location!

A location promising good fortune for your new home or potentially business? (Subject to council approval).

Walk to the cafes, bars and restaurants, of the Floreat Forum precinct for a meal or catch-up drink with friends in an instant. Do your grocery shopping on foot – this is such an incredibly convenient lifestyle. Love your family time in the whisper quiet, sundrenched, north facing rear garden full of mature trees and birdsong. Catch a bus to and from work in the city each day from just out the front. What a great way to free up some personal time and save on vehicle costs. Walk to the gym opposite and stay fit.

Walk the kids to Floreat Primary School, each and every day...its so close! This is a highly prized location within the Shenton College catchment if you have high school aged kids. Additionally, the bus routes to all of the private schools have their muster point nearby so you can just jump on!

A beautiful home ready for you to move in and start living straight away. Lovely period character, polished boards, high ceilings and gorgeous French doors accent a home which is perhaps best characterised by the generous volume of all of its room sizes. Big lounge, huge eat in kitchen/dining, formal dining and spacious bedrooms throughout.

This home is zoned residential but located opposite is the amazing Floreat Forum and you are flanked either side by the Anglican Church and Floreat Orthodontic so it would seem reasonable

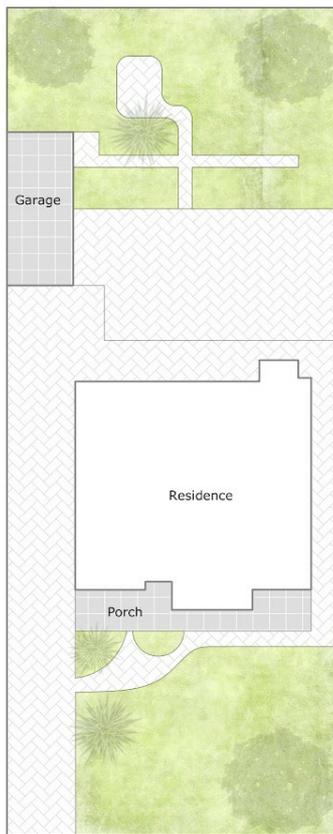
**4 BED | 2 BATH | 2 CAR**

PRICE:  
**\$1,650,000**

OPEN FOR INSPECTION:  
N/A



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Shore Property



**Approximate Areas:**

Residence	187 m <sup>2</sup>
Garage	36 m <sup>2</sup>
Porch	30 m <sup>2</sup>

**Total 253 m<sup>2</sup>**



**88 The Boulevard, Floreat WA 6014**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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