

# 11A Braunton Street, Bicton, WA 6157



## House For Sale

Wednesday, 14 February 2024

11A Braunton Street, Bicton, WA 6157

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Scott Ellwood  
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## Expressions of Interest

This custom designed family home epitomises resort style luxury living in the tightly held prestigious river precinct. What a magnificent location, only footsteps to Bicton's best Park (Quarantine Park) and a very short walk down the hill to the iconic Bicton Baths and Blackwell Reach Parade. Elevated and set back from the street on a green title 465sqm block, the immaculate and well presented home has been stylishly renovated with no expense spared and provides a spacious low maintenance sanctuary. Designed to deliver comfort and privacy, this home is perfect for the buyer that appreciates quality, a tranquil relaxed outdoor lifestyle and entertaining at home. Features;- Optional 4 bedroom floor plan- Upstairs flexible floor plan that has the option of two bedrooms or a master bedroom and lounge room with a study- Huge master bedroom with a walk in robe and resort style ensuite- Master bathroom is renovated with bathtub, double shower and ceiling to floor tiles - Private balcony with views towards the park and river- Timber floor boards on stairs - Travertine tile flooring to living areas downstairs - Huge open plan living space downstairs that is the ideal entertaining- High ceilings throughout - Resort style kitchen with an oversized Ilve oven with 6 burner cooktop - Franke double sink - Quartz benchtops and splash backs - Walk in pantry - AEG dishwasher - Bifold doors opening onto outdoor alfresco with built in BBQ gas connected to the mains with sink and hand painted feature mural of a peacock hand by Tabitha Stowe (resident artist at Amelia Park Winery) - Heated saltwater plunge pool - Water feature - Low maintenance Landscaped gardens - Separate downstairs accommodation wing with two large bedrooms with built in robes that share a spacious renovated well appointed bathroom - Spacious laundry with separate toilet which opens onto private courtyard / drying space - Front courtyard for relaxing with plenty of shade from established Tipuana tree - Grand entrance with architectural timber front door - Timber feature garage door - Double garage with 3/4m ceilings and a shoppers entrance - Storage cupboard in garage that would be ideal for a wine cellar - Under stair storage - Hard stand aggregate driveway with room for 4 cars - Custom made designer front fence - Alarm - Ceiling fans - Quality carpets - 3 x A/C reverse cycle split systems - Gutter guard Location features;- Prestige river precinct - Bicton River Baths (now has a shark net)- Bicton swimming Pool - Quarantine Park (one of Bicton's best)- Only footsteps to the Swan River and Blackwell Reach Parade - East Fremantle Yacht Club - Swan Yacht Club- East Fremantle Tennis Club - Close to local Schools - Abundance of trees and bird life in the surrounding parkland- Easy access to CBD and Fremantle Disclaimer:\* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. OUTGOINGS:- Council rates: \$3406/pa (approx)- Water rates: \$1911/pa (approx)