

# 16B Money Road, Attadale, WA 6156

## House For Sale

Tuesday, 2 April 2024

16B Money Road, Attadale, WA 6156

Bedrooms: 3

Bathrooms: 2

Type: House



Anita Moncrieff



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## Offers Over \$1,200,000

Enjoying a unique cul-de-sac location in sought-after Attadale, this stunningly-renovated 3 bedroom 2 bathroom two-storey residence benefits from street frontage, a decent backyard and a fantastic elevation that commands a beautiful outlook from upstairs. Suited to down-sizers, families and others, it will impress you from the moment you step into the gated front garden and entry deck - where some lawn, leafy protected gardens, plenty of shade and a trickling water feature help set the mood beside an intimate verandah setting. Even the front security-door portico entrance is gated for peace of mind. Downstairs, a sunken and carpeted front sitting area is a cosy space, but a functional one, with it potentially being utilised as a study nook that features under-stair storage as a bonus. The two carpeted spare bedrooms can also be found down here, both boasting ceiling fans and direct access out to the front courtyard. The second bedroom has a walk-in wardrobe and the third bedroom - ideal as a possible home office - comprises of ample built-in storage space. Both are serviced by a separate toilet, a fully-tiled and revamped main bathroom (with a walk-in shower and stone vanity) and a modernised laundry, where sleek stone-transformation bench tops complement an in-built clothing hamper, more generous storage and access out to the most pleasant of backyards - headlined by more green grass, a garden shed and a paved entertaining courtyard with a shade sail up above. Upstairs, the best of both the morning and afternoon sun is captured from within the open-plan carpeted living room and tiled kitchen and dining area, where split-system air-conditioning and a ceiling fan accentuate the south-westerly breezes that filter through to cool things down even further - especially during the heat of summer. Even the stylish kitchen itself has been cleverly updated to include tiled splashbacks, a stainless-steel range hood, Bosch gas-cooktop and electric-oven appliances, a stainless-steel Ariston dishwasher and a gorgeous leafy aspect to look out to. Also on the top floor is a huge carpeted master suite with a fan, built-in robes, its own slice of the gorgeous outlook and a renovated ensuite - featuring a shower, toilet and a separate powder-vanity area that is shut off from everything else for guests to utilise, if need be. Completing this sublime residence are sliding-stacker doors that extend the living area out to an exceptional north-facing rear balcony with a shade sail, river and city glimpses through the surrounding scenic treetops and a staircase leading down to the enchanting backyard. Take in a leisurely stroll to our picturesque Swan River from here, as well as the sprawling Attadale foreshore reserve and even the local pub, cafe and shopping precinct. The buzzing Davis Road hub is also nearby for added convenience. Top schools - in the form of Attadale Primary School, Mel Maria Catholic Primary School and Santa Maria College - are also within arm's reach of this gem of an abode, along with public transport, beautiful local parks, the Point Walter Golf Course, Fremantle and everything in between. This very special home - and the desirable lifestyle attached to it - is worth every single penny!

**FEATURES:-** Quiet cul-de-sac locale- Fully renovated throughout- Gated front yard/garden/courtyard entrance- Downstairs sitting room, under-stair storeroom, spare bedrooms, fully-tiled main bathroom, separate toilet and a quality laundry- Upstairs open-plan living/dining/kitchen area - with split-system air-conditioning and a dishwasher- River and city glimpses from both inside - and out on the upper-level balcony- Spacious upstairs master suite- Quality blinds and window treatments throughout- Private backyard setting with lawn, an entertaining courtyard and stairs leading up to the balcony- Garden shed- Feature ceiling cornices- Feature down lights- Instantaneous gas hot-water system- Full front and rear reticulation- Remote-controlled double lock-up carport - with space to park a third car in tandem, at the rear- 375sqm (approx.) block