

# 2/8 Bricknell Road, Attadale, WA 6156



## Sold House

Wednesday, 25 October 2023

2/8 Bricknell Road, Attadale, WA 6156

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 487 m2**

**Type: House**



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**\$862,555**

Nestled in a secluded position on a gorgeous and tranquil street graced by a leafy tree-lined canopy, this delightful residence has a nice fresh feel to it and will impress you with the generous proportions of its spacious backyard. Step through the lush front garden and into a welcoming open-plan living, dining and kitchen area, where most of your casual time will be spent. Split-system air-conditioning and gas-bayonet heating ensures year-round comfort. The kitchen itself has been stylishly renovated to include an integrated range hood, a Bosch gas cooktop, a Fisher and Paykel oven, a stainless-steel double-drawer dishwasher of the same brand, ample power points, heaps of built-in storage and pleasant views out to the rear yard and its verdant greenery. Seamless outdoor access next to the kitchen reveals a paved patio area, complementing plenty of lawn space within the huge wraparound backyard that also plays host to a garden shed, vegetable garden beds, a hidden shaded courtyard under the trees and an elevated resort style, decked gazebo with a pitched ceiling, encouraging further secluded entertaining in the most private of settings. Back inside, the larger master bedroom has its own split-system air-conditioning unit, the second bedroom overlooks the back garden and a front third bedroom splendidly looks out to the entry garden. A fully-tiled and updated bathroom comprises of a walk-in shower, a powder vanity, mirrored cabinetry and further under-bench storage. The toilet is separate - and there are single and double built-in hallway linen cupboards to cater for all of your storage needs. A neutral laundry has its own linen/broom cupboard, as well as over-head storage, space for an underbench washer and dryer, tiled splashbacks and an access door leading out to the yard. Amongst the extras are app-controlled CCTV security cameras for peace of mind, including one that is installed in the corner of the dining area. In terms of parking, a raked carport has enough space for a second vehicle to park in tandem, with double gates providing additional access to the alfresco and yard. Enjoy a leisurely stroll up to the picturesque Swan River and the sprawling Attadale foreshore reserve from this enviable location that is also just around the corner from the local pub, cafe and shopping precinct. The likes of Attadale Primary School, Mel Maria Catholic Primary School and even Santa Maria College are also nearby, along with public transport, more lovely local parks, the Point Walter Golf Course and so much more. Relax and reconnect with nature from within the walls of this charming urban retreat! For more information please contact Nicola Fleet on 0403 969 227 or [nicolafleet@mintrealestate.com.au](mailto:nicolafleet@mintrealestate.com.au). **ADDITIONAL FEATURES:** • Brand-new low-maintenance timber-look flooring • Security doors/screens • Split system air conditioners and gas bayonet • Instantaneous gas hot-water system • Reticulation and washing line • 487sqm rear survey strata property • No strata fees or managers **Rates & Local Information:** Water Rates: \$1065.91 (2022/23) City of Melville Council Rates: \$1,667.20 (2023/24) Zoning: R25 Primary School Catchment: Attadale Primary School Secondary School Catchment: Melville Senior High School \*PLEASE NOTE while every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.