

**332 Preston Point Road, Attadale, WA 6156**



**Sold Townhouse**

Saturday, 2 September 2023

332 Preston Point Road, Attadale, WA 6156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 517 m2**

**Type: Townhouse**

**\$860,000**

This stylish elevated three level town home is absolutely perfect for lifestyle living. A premium location that captures stunning views over the Swan River and across to the Perth CBD and out to the hills. This property offers the astute buyer low maintenance living with a house like private garden and the added benefits of access to a fully maintained swimming pool, tennis court and entertaining area. This is your opportunity to secure the biggest in the group of nine, being located furthest away from Canning Highway, with only one small common wall and a massive 517 sqm combined indoor and outdoor living space.

Features;- Elevated three level strata title town home that has amazing views over the swan river to the CBD and hills- Private and secure with a floorplan that has many flexible living options- Master bedroom with high ceilings and stylishly renovated ensuite and walk in robe - Reverse cycle split system Airconditioning throughout- Upstairs landing space perfect for a study nook - Light & bright and super spacious - Sought after northern aspect - Garage and hardstand driveway for off street parking - Sunken lounge room with timber flooring - Spacious kitchen and dining - Downstairs passenger entry door from garage - Downstairs living wing that has a laundry (that may be converted to a kitchenette) with private entry - Massive open living space that could be a 4th bedroom, man cave, home office or storeroom - Low maintenance garden outdoor area with street access - Minimal common walls - Common entertaining space surrounded by a swimming pool and tennis court- Primary School Catchment: Optional Attadale Primary School & Bicton Primary School- Secondary School Catchment: Melville Senior High School- Close to Burke Drive River Foreshore- Close to Public Transport- Close to Point Walter Golf Course - Easy access to CBD & Fremantle

Strata Dimensions: Lower Ground Floor inside 97 sqm Lower Ground Floor outside 247 sqm Ground Floor inside 90 sqm Ground Floor balcony 22 sqm Ground Floor outside 29 sqm First Floor inside 32 sqm Total internal / external living space 517 sqm

Outgoings; Council Rates - \$1,923.04 pa Water rates - \$1,305.32 pa Total Strata Levy - \$1625.16 pq\* (Strata Admin Levy - \$1248 pq)\* (Strata Sinking Levy - \$377.16 pq)

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.