

335 Preston Point Road, Attadale, WA 6156



House For Sale

Friday, 17 May 2024

335 Preston Point Road, Attadale, WA 6156

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 934 m2

Type: House



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NEW TO MARKET

Perched on a huge 934sqm block with R40 zoning and exciting redevelopment potential that comes with it, this solid and spacious original 5 bedroom 3 bathroom multi-level residence has something for everybody - with the sweeping views on offer simply an added bonus. There is plenty of scope to add your own personal modern touches throughout if you indeed decide to stay put and watch your family grow here, taking full advantage of a functional and practical floor plan in the process. Out front, there is ample parking space across a generous driveway with two entry and exit points - preceding a remote-controlled double lock-up garage with high ceilings and a handy internal shopper's access door to the first/entry level of the home. The first floor is also where you will find a huge games room behind a gorgeous French door, complete with a built-in bar, a gas bayonet for heating and access out to a terrific full-width alfresco-entertaining terrace at the rear, with stairs leading down to an expansive backyard. Staying inside, carpeted fourth and fifth bedrooms both comprise of full-height built-in wardrobes, with the sixth bedroom - or study - also carpeted for comfort. A third bathroom services this part of the layout with its Roman bath/shower, toilet and vanity. Upstairs, the master suite boasts loads of built-in-robe and storage space, along with a hidden ensuite - with a shower, toilet and vanity - and access out to a large covered main balcony with a tree-lined vista of the city skyline and our picturesque Swan River, as well as towards Perth's rolling hills in the distance. A carpeted second bedroom also has full-height built-in robes and storage cupboard, opening out to its own private balcony that overlooks the street and lets the fresh air in. The spacious third bedroom is also carpeted and features heaps of built-in robe/storage cupboards, as well as a gas bayonet and access to yet another separate balcony. The main family bathroom up here has a decent shower and a powder vanity for washing up, adjacent to a separate toilet. There is even a laundry chute in the hallway that allows you to drop clothes down to the level below. Separate sets of double doors shut off the commodious - and carpeted - formal dining and lounge rooms from the passageway, with the latter opening out on to its own intimate front balcony. The dining room enjoys its own slice of the amazing vista at hand, as does a tiled kitchen with charming timber cabinetry, an integrated range hood, a gas cooktop, a separate electric oven and a stainless-steel Euro dishwasher. The mesmerising river outlook and cityscape extends to the tiled casual-meals area off the kitchen, where the back balcony can also be accessed - with the yard and a shimmering below-ground swimming pool in full view. At ground level, the outdoor laundry/kitchenette separates a handy workshop from another massive entertaining alfresco - one that has its own separate toilet and sits inches away from a built-in gas bottle barbecue. The vast lawn area doubles as a family-sized cricket pitch, whilst the pool itself neighbours swaying palm trees and a fantastic pergola to relax under. There are also double side gates for easy access to the backyard, from the front driveway. Make walks down to the river an everyday occurrence, with the sprawling Attadale foreshore reserve and even the local pub, cafe and shopping precinct also nestled within easy strolling distance. The buzzing Davis Road hub is also nearby for convenience. The likes of Attadale Primary School, Mel Maria Catholic Primary School and Santa Maria College are also within arm's reach, along with public transport, other splendid local parks, the Point Walter Golf Course and everything in between. Perched to absolute perfection, this unique property is one with plenty of promise and should not be underestimated! **ADDITIONAL FEATURES:-** Striking double-door entry foyer with a chandelier and ceiling rose- High ceilings, feature cornices and timber skirting boards- Ducted reverse-cycle air-conditioning, plus alarm and ducted-vacuum systems- Internal audio-intercom system throughout the house- Outdoor power points, gas hot-water system and a side pergola/storage area- Full reticulation For more information please contact Nicola Fleet on 0403 969 227 or nicolafleet@mintrealestate.com.au Rates & Local Information Water Rates: \$1848.51 (2022/23) City of Melville Council Rates: \$3151.78 (2023/24) Zoning: R40 (Potentially subdivisible) 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. It is recommended that you conduct your own due diligence before making any decisions based on this information.