

4 Luff Crescent, Attadale, WA 6156

House For Sale

Thursday, 9 May 2024

4 Luff Crescent, Attadale, WA 6156

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 911 m2

Type: House



Nicola Fleet
0403969227

NEW TO MARKET

Perched on an expansive 911sqm block directly opposite the gorgeous natural bushland of Ern Stapleton Reserve in what has to be one of the area's most tranquil and secluded streets, this charming, elevated family home has a story to tell. Embark on a journey back through time from the moment you step foot inside this character gem that was completed back in 1961 and is coming to market for the first time, having been owned by the same family for over six decades. There is nothing better than sitting out on the north-facing entry verandah and overlooking a lush green shaded frontage, all the way out to the bush and the chirping birdlife that beckons - including those black cockatoos in the afternoon. Architecturally inspired by Eric Moyle, the largely original residence has been extended over time and lends itself to comfortable family living. Welcoming you inside is a carpeted open-plan living and formal dining area where high raked ceilings, split-system air-conditioning, an open fireplace, a storage cupboard and lovely large windows (that command splendid bushland views) are all complemented by long and narrow feature cream-clay brickwork. The adjacent kitchen and casual-meals area is graced by retro flooring, a further bush outlook and more big windows that allow plenty of natural light to filter in. A second entry into the residence is via a shopper's access door from the single carport and through the laundry - next to the kitchen. A double carport precedes the single, ensuring covered parking for up to three vehicles. In addition, there are two side-access gates - one at either end of the property. Back inside, an original and practical main bathroom is brilliant in its simplicity and caters for everybody's personal needs in the form of a shower and separate bathtub. There is also a separate toilet and linen press. Another storage cupboard sits close to a spacious and carpeted family room with split-system air-conditioning, a ceiling fan, high skylight-style windows and handmade built-in storage. A carpeted study next door can even be accessed from the backyard, doubling as the perfect home office. All bedrooms have built-in wardrobes and storage options, with the back three bedrooms all overlooking the expansive rear yard - and all of its verdant lawn and trees. The master bedroom has a split-system air-conditioning, two built-in side-by-side double robes and a dressing room with a powder vanity and future ensuite capabilities. There is also a well-preserved family bathroom which services the back bedrooms. Outdoors, an intimate under-cover patio area encourages private sitting and entertaining, inches away from a handy side storeroom. There are also a series of paved courtyards throughout the property, plenty of shade to keep the kids and pets cool, heaps of room for a future swimming pool - if you are that way inclined, under-house storage, a garden shed and a powered workshop for the budding "tradie" of the family to call their own. There is ample potential to extend the existing dwelling either frontwards or backwards, with potential city views from any second-storey addition. This blue-chip bush-side location is one of a kind, situated just footsteps away from the sprawling Attadale Reserve and our picturesque Swan River along the foreshore. Daily river walks aside, you will absolutely adore the fact that Attadale Primary School and Mel Maria Catholic Primary School are both walking distance, with Santa Maria College around the corner. Public transport, shopping, cafes and restaurants are also in handy proximity, further enhancing this timeless abode's enchanting appeal. This home has a beautiful history - now it's up to you to start writing the next chapter!

ADDITIONAL FEATURES:

- Quality wool carpet throughout (with original timber floorboards underneath)
- Jarrah beams and trimmings - plus feature ceiling cornices and wooden skirting
- Security-alarm system and security doors
- Colorbond fencing
- Solar hot-water system - with an electric booster
- Fully-reticulated lawns and gardens - off a bore

For more information please contact Nicola Fleet on 0403 969 227 or nicolafleet@mintrealestate.com.au

Rates & Local Information
Water Rates: \$1355.59 (2022/23)
City of Melville Council Rates: \$2200.34 (2023/24)
Zoning: R15
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.