

**43 Bricknell Road, Attadale, WA 6156**



**House For Sale**

Friday, 3 May 2024

**43 Bricknell Road, Attadale, WA 6156**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



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## NEW TO MARKET

Absolutely every inch of this fantastic street-front block has been utilised to absolute perfection, with the exemplary 4 bedroom 2 bathroom two-storey residence exuding a high standard of contemporary quality and comfort. Overlooking the gorgeous natural Harry Sandon Park bushland across the road, this impeccably presented family pleaser has "floor-plan functionality" written all over it. Downstairs and beyond a lined double-door portico entrance lies a tiled foyer with a striking recessed ceiling - preceding a spacious and carpeted open-plan formal lounge and dining area with two feature recessed ceilings of its own. The adjacent home office is also carpeted and has a built-in custom two-person workstation with a desk, drawers and over-head storage - the ultimate work-from-home retreat. A wraparound under-stair storeroom can be found only inches away. A gorgeous single French door shuts the front part of the house off from the rest of the lower level - inclusive of a powder room, a double linen press and hidden and paved north-facing side courtyard that defines quiet contemplation. The quality open-plan kitchen and meals area doubles as a hub of congregation with its sparkling granite bench tops, double sinks, walk-in pantry, large appliance nook, stainless-steel Bosch dishwasher, stainless-steel range hood and six-burner stainless-steel Smeg gas cooktop/oven combination. The laundry can also be found off the kitchen and comprises of a broom cupboard, under-bench storage and external access to the rear of the property. A delightful pitched and timber-lined outdoor alfresco-entertaining area sits off the family room and has café blinds for protection from the elements - as well as its own custom outdoor kitchen with more granite counter tops, a stainless-steel sink, a stainless-steel Beef Eater mains-gas barbecue and a stainless-steel Excelsior range hood. Your guests will be further impressed by the shimmering solar-heated below-ground swimming pool that provides the perfect backdrop to it all, complemented by a waterfall feature and plenty of extra space to laze around it, under the sun. Back inside and upstairs, all four bedrooms are carpeted under foot - inclusive of a massive master retreat behind the privacy of double doors, with stylish bedside pendant light fittings and separate fitted "his and hers" walk-in wardrobes accompanied by a huge fully-tiled double-door ensuite bathroom with a large shower, a generous spa bath, twin-vanity basins, heat lamps and a separate fully-tiled toilet. The second bedroom has a fitted walk-in robe and captures all of the morning sunshine, whilst a third bedroom also has a fitted walk-in robe, an electric roller shutter to block out the afternoon sun if so desired, or embrace the tranquil setting stepping on to a lined front balcony with its own slice of the splendid tree-lined bush vista across the road. Also enjoying balcony access, the fourth bedroom features built-in double robes, with a practical main family bathroom (consisting of a shower and separate bathtub), another separate toilet and a walk-in linen press completing the upper-level sleeping quarters. Back on the ground floor, a remote-controlled double lock-up garage finishes things off with its high ceilings, large storage area and internal shopper's entry door. A leisurely stroll to the picturesque Swan River and the sprawling Attadale foreshore reserve awaits, with this desirable location also situated just around the corner from the local pub, cafe and shopping precinct. Attadale Primary School, Mel Maria Catholic Primary School and even Santa Maria College are also nearby, along with public transport, more lush green local parks, the Point Walter Golf Course and so much more. This is a dream location and lifestyle opportunity you simply can't turn your back on!

**ADDITIONAL FEATURES:**

- High ceilings, wide staircase, Venetian blinds to the interior
- Feature ceiling cornices, tall feature skirting boards, Foxtel connectivity
- Ducted and zoned reverse-cycle air-conditioning
- Security doors and a gas hot-water system outside
- Manicured low-maintenance reticulated gardens
- Two side-access gates for living convenience

For more information please contact Nicola Fleet on 0403 969 227 or [nicolafleet@mintrealestate.com.au](mailto:nicolafleet@mintrealestate.com.au)

Rates & Local Information  
Water Rates: \$1868.63 (2022/23)  
City of Melville Council Rates: \$3443.38 (2023/24)  
Zoning: R20  
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.