

**46A Stock Road, Attadale, WA 6156**



**House For Sale**

Friday, 19 January 2024

**46A Stock Road, Attadale, WA 6156**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 504 m2**

**Type: House**



**Emma Milner**  
0421213000



**Vivien Yap**  
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## OFFERS BY MON 12TH FEB 5PM (UNLESS SOLD PRIOR)

Luxury contemporary living awaits you here from within the walls of this stunning architecturally-designed 4 bedroom 3 bathroom two-storey executive residence, nestled in between the exclusive Point Walter Golf Course and our picturesque Swan River, both just a short stroll away from your front doorstep. Boasting stylish modern street appeal and opulent indoor living spaces, this exemplary property will captivate you with breath-taking views of both the river and city. A comfortable and sophisticated lifestyle is in the offing, headlined by a contemporary kitchen with a scullery, seamlessly integrating with a spectacular resort-style plunge pool and a fantastic outdoor barbecue/alfresco entertaining area. Staying in the kitchen, you will discover an extra-wide central island bench, sleek stone counter tops, custom cabinetry, premium appliances (including a dishwasher) and so much more. On the upper level is the expansive master-bedroom suite with a coffered ceiling and a sweeping vista of the Point Walter Golf Course. A dream walk-in ensuite includes a superb free-standing bathtub, a shower and double vanity, all adorned with designer floor-to-ceiling tiles. Two additional large bedrooms with built-in robes and a private bathroom complete the accommodation on this level and your family will love spending time in the games room which provides a second living zone for the family complete with a convenient kitchenette and incredible river and Perth city views. Downstairs, the foyer is rich in fine details. The central living zone features soaring high ceilings, a striking gas fireplace and exquisite décor. The guest bedroom, complete with a deluxe ensuite and a private French-themed courtyard, can also be found in this part of the home. The heart of it all though is indeed the airy open-plan family, dining and kitchen hub with dramatic bi-fold glass doors that open to the entertaining terrace and pool area. The main living area is bright and spacious, extending to the alfresco where an outdoor kitchen and barbecue are the perfect complement for celebrations and those special family moments. What a setting. Let this awe-inspiring home entertain you and your loved ones from its dream position near the river and sprawling foreshore reserve, as well as bus stops and Santa Maria College around the corner. Only minutes will separate your front doorstep from Westfield Booragoon Shopping Centre, cafes, restaurants, the city, Fremantle and so much more. Sometimes, only the best will do!

**FEATURES:** • City and river views • Plunge pool • Balcony and alfresco entertaining • Scullery • Five-burner gas cooktop • Integrated dishwasher • Mirrored built-in robes • Stone bench tops • Floor-to-ceiling wet-area tiling • Outdoor BBQ alfresco area • Ducted air-conditioning • Double garage • Low-maintenance gardens • Easy-care

**504sqm (approx.) block**

**Rates & Local Information:** Water Rates: \$1,949.10(2022/23) City of Melville Council Rates: \$3771.43 (2023/24) Zoning: R15 Primary School Catchment: Attadale Primary School or Bicton Primary School Secondary School Catchments: Melville Senior High

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.