

**50A Warragoon Crescent, Attadale, WA 6156**

**One.**

**House For Sale**

Wednesday, 3 April 2024

50A Warragoon Crescent, Attadale, WA 6156

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



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## Expressions of Interest

Located just metres from the shores of the beautiful Swan River in desirable Attadale, this private and secure single level street front property sits on 420sqm and has been immaculately maintained and looked after by the owner. The home is also positioned just a stone's throw to local shops, lovely parklands & convenient public transport. Upon entering the property you will feel in immediate sense of privacy, with the home framed beautifully by mature trees & manicured gardens. Inside the quality of the home is excellent, and comes with a very functional and well balanced layout. Two of the many highlights of the excellent floor plan is the open-plan lounge dining area and the generous size of the master bedroom! At the rear of the home is a lovely outdoor alfresco entertaining area and a section of grass which gets bathed in northern light and offers a safe and secure setting for children to play. The parking options are exceptional with a super sized tandem garage, plus a lengthy driveway offering additional space to store a caravan or boat. IMPORTANT FEATURES:- Quality modern lighting throughout living areas- Reverse Cycle AC - Two living areas- Options for paired ensuite bathrooms (see floor plan)- Two toilets - Tandem garage plus room for additional vehicles - Generous 12.72m frontage- 420sqm Survey Strata Block with no common property Positioned in a simply stunning location just one street back from the river, and with attractive features throughout, this home will particularly suit professional couples, active downsizers, single child families and investor buyers. Contact Exclusive Listing Agents, MICHAEL JENNINGS & ANNA KENNELLY 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.