

**7/94 Point Walter Road, Bicton, WA 6157**



**Unit For Sale**

Tuesday, 30 April 2024

7/94 Point Walter Road, Bicton, WA 6157

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Emma Hatch  
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## New to Market

Nestled within a serene riverside precinct, discover the charm of this cosy 2 bedroom, 1 bathroom home facing North, beckoning you to make it your own sanctuary. Embraced by a genuine sense of community, this easy-care complex is only a stroll away from the picturesque Swan River, Point Walter Reserve, and Bicton Baths. Here, you'll find yourself in the midst of local residents strolling with their dogs, savouring coffee, cycling, or enjoying a round of golf at the nearby Point Walter Golf Course. Positioned on the riverside of Preston Point Road and thoughtfully set back from the road, upon entering the complex, you'll find your own convenient undercover parking bay right at your doorstep. A welcoming North facing private courtyard awaits, perfect for leisurely morning cuppa. Elevated on the block, the open plan living and dining area exudes a spacious, ambient, bathed in the natural light streaming through the expansive front timber windows. Adjacent to the open plan area, the kitchen seamlessly connects the front and rear gardens, facilitating effortless entertaining. Both bedrooms feature built-in robes, with the master bedroom overlooking the rear courtyard and providing access to the semi-ensuite bathroom with bath, while the second bedroom enjoys views of the front courtyard. With a neutral colour palette awaiting your personal touch, ample storage throughout, and a separate laundry conveniently located off the kitchen, this home invites you to tailor it to your preferences. Ideal for first home buyers, downsizers, or investors seeking attractive rental returns. For further details, please contact Emma Hatch on 0408 339 457 or [emma@rossgalloway.com](mailto:emma@rossgalloway.com)

Council Rates: \$1,649.06 p/a  
Water Rates: \$984.18 p/a  
Strata Levies: \$700 p/q

**ADDITIONAL FEATURES:**

- North facing aspect
- Undercover parking bay
- Low-maintenance gardens
- Private front and rear courtyards
- Reverse cycle air conditioning
- Separate laundry
- Semi-ensuite bathroom
- Storage shed
- Ample storage
- New flooring
- New hot water system
- Close proximity to Swan River, Point Walter Golf Course, parks, cafes, restaurants, shopping centres, and public transport
- Nearby private and public primary and secondary schools.