

7 Warragoon Crescent, Attadale, WA 6156



Sold House

Monday, 9 October 2023

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Bedrooms: 5

Bathrooms: 4

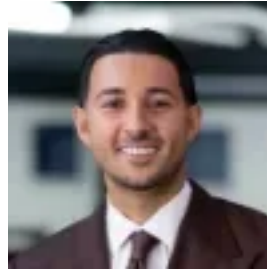
Parkings: 5

Area: 903 m2

Type: House



Vincent Parry
0893855559



Ali Seyfi
0893855559

Contact agent

Building & Pest Reports available upon request Nestled just a stone's throw away from the serene Swan River and its expansive Attadale Nature Reserve along the foreshore, this extraordinary 5 bedroom 4 bathroom multi-level retreat offers you and your loved ones the epitome of space, comfort and unparalleled quality. Behind manicured gardens and two secure access gates that enclose the private front yard, you'll discover lush lawn, fabulous entry decking, shaded trees and a soothing water feature – setting the mood for what lies beyond. Two inviting living spaces await – a generous formal lounge with a distinctive angled ceiling and a separate dining area with direct deck and front-yard access. Here, you'll find soaring high ceilings, tall windows and a feature entry door too, opening into the residence of your dreams. This part of the house also boasts a fully-tiled powder room, an activity/play area (or office nook with a built-in computer desk and broom cupboard) for the kids adjacent to the kitchen and an open-plan meals and family area with split-system air-conditioning and a gas bayonet for heating. The stylish kitchen, serving as the central hub of the floor, exudes sophistication with its sparkling stone bench tops, glass splashbacks, a breakfast bar for quick bites, double sinks, soft-closing drawers, an appliance nook, a corner pantry with a sensor light, a five-burner Miele gas cooktop, a stainless-steel range hood of the same brand, stainless-steel Fisher and Paykel double ovens and a sleek white Asko dishwasher for good measure. From here, you can access a delightful atrium courtyard deck and garden with a shade sail above – the perfect spot to unwind and relax without a care in the world. Seamless access to the rear from the family room reveals an impressive alfresco-entertaining, deck equipped with a stainless-steel built-in outdoor gas barbecue, a Gasmate double-door drinks fridge, a sink, high-end tap fittings and a ceiling fan to help circulate the fresh air. It all overlooks a sunken courtyard deck with a shade sail, as well as a shimmering below-ground swimming pool. There's ample space to lounge around the pool or on the poolside deck under yet another shade sail that offers protection from the elements. Moving to the second/mezzanine floor, you'll find the minor sleeping quarters – complete with double doors leading down to the lounge (for fantastic floor-plan separation), two linen presses, a separate fully-tiled toilet, a luxurious retreat of a fully-tiled third bathroom (featuring a bubbling spa bath, a separate shower, twin vanities and a double linen cupboard) and carpeted third, fourth and fifth bedrooms with ceiling fans and ample storage and built-in-wardrobe space. The fifth bedroom also has its own built-in computer desk and a vista of the pool down below to wake up to. On the third floor, an expansive carpeted second or "guest" bedroom suite features a fully-tiled powder room, a vast walk-in robe, pleasant tree-lined views and sounds of chirping abundant birdlife from its back balcony and a separate fully-tiled second bathroom with a shower. The carpeted study on this level offers roof storage access and overlooks the atrium deck below. It also has a ceiling fan. Taking its deserving place on the top floor of this dream family haven is a lavish king-sized master suite featuring carpet under foot, high cathedral-style ceilings, a fan, a spacious fitted walk-in "his and hers" dressing room and its own inviting north-facing covered wraparound balcony with leafy surroundings and delightful river glimpses through the foreshore treetops. The sublime fully-tiled and open ensuite is equally impressive with its generously-sized double shower, a freestanding bathtub, a toilet, powder vanity and heat lamps. At ground level, you'll find under-stair storage and a "mud room" or drop-zone, in addition to the sleek laundry (boasting heaps of storage and backyard access) and a fully-tiled fourth bathroom – complete with an open shower, toilet and vanity for washing up. For parking, a remote-controlled double carport with extra-high ceilings provides drive-through access into a secure lock-up triple garage, featuring a powered workshop/storeroom, two internal shopper's entry doors, ample built-in storage and three separate roller doors. Extra secure parking space for a boat at the back of the property is complemented by more shade sails and is a brilliant example of just how much external room is available on this enormous family-sized block. Tranquil riverside walks are about to become a part of your daily routine, with the picturesque Harry Sandon Park just around the corner, too. You'll also enjoy the very close proximity to both Attadale Primary School and Mel Maria Catholic Primary School, with other top private schools, including Santa Maria College, just minutes away. Public transport, shopping, cafes, and restaurants are all within easy reach, as well. What a location, what a lifestyle, what luxury – this spectacular sanctuary truly is one of a kind!

FEATURES INCLUDE:· High storage capacity throughout· Wooden floorboards· Daikin ducted reverse-cycle air-conditioning system· Ducted-vacuum system· Foxtel connectivity· Security doors· Reticulation· Low-maintenance established gardens· Massive 903sqm (approx.) block

Council Rates: Approx \$4,063 per annum

Water Rates: Approx \$2,054 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their

expectations.