

75A Moreing Road, Attadale, WA 6156



House For Sale

Tuesday, 12 December 2023

75A Moreing Road, Attadale, WA 6156

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 565 m2

Type: House



Simone Glover

0417977525

New To Market

On a peaceful street lined with shady trees, this private and secure home with a large below ground swimming pool is perfectly suited to family living in a prestigious riverside location. Four bedrooms, two bathrooms and several living spaces span two light-filled levels (with river views from upstairs) appealing to those seeking plenty of space. Exceptionally located minutes from the picturesque Swan River, Point Walter Golf Course, and prominent schools, just 11 kilometres south of Perth CBD. Located at the rear of the block, the home offers a functional floorplan with 228sqm of internal living space with fantastic separation between the living areas and bedrooms. Downstairs, the living areas feature honey coloured timber flooring. Two northeast-facing living rooms receive lovely morning sun, there is a separate study perfect for working from home and a theatre room with French doors. The central hub of the home is the large kitchen, a blank canvas you can refurbish in your own style if desired. Meal preparation is made easy with a dishwasher, gas cooktops, rangehood, huge double door pantry, and a breakfast bar for casual meals. In fact, you can prepare food and entertain inside while watching the kids splash in the pool. The solar heated fibreglass pool is surrounded by easy care gardens with a shady poolside patio for enjoying meals or drinks by the water. The home has been freshly painted internally, with new carpet upstairs where the bedrooms are located. The main bedroom suite features a walk-in robe, ensuite with twin vanity, and a separate w/c. The third bedroom has stunning views across the rooftops to the river, and all bedrooms offer built in robes. The family bathroom is on this level (with a convenient powder room for guests downstairs) and features a bathtub and separate w/c. Outside the yard is private and paved for easy maintenance with parking for multiple vehicles, including a boat or caravan if required. There is potential here to remove pavers and add grass for a children's play area under the shade sails. Situated in a sought-after position in Attadale just moments to neighbourhood cafes and food stores as well as the river's edge where you can enjoy scenic walking paths and parklands. With proximity to excellent schools such as Santa Maria College, Melville Senior High School, and Attadale Primary School. And Attadale shopping precinct, Point Walter Golf Course and Point Walter Reserve nearby, this location caters to the needs of the entire family. Absolutely Must Be Sold! 4 bedrooms 2.5 bathrooms 2 cars Land size 565 sqm, house size 315sqm total River views from upstairs Short walk to Attadale Reserve and Swan River Freshly painted inside Separate theatre room and study Under stair storage and storeroom Ducted vacuum system Evaporative ducted air conditioning Separate powder room Below ground pool and alfresco Secure double garage, convenient side access Easy access to schools, libraries, cafes, restaurants, and transport Council Rates: \$3,151.78 per annum (Approx.) 2023-2024 Water Rates: \$1,727.82 per annum (Approx.) 2022-2023 Please call Exclusive Selling Agent Simone Glover from DGRE on 0417 977 525 for further details or to view PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.