

# 160 Stoneham Road, Attadale, WA 6156

THE AGENCY

## House For Sale

Saturday, 29 June 2024

160 Stoneham Road, Attadale, WA 6156

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 817 m<sup>2</sup>

Type: House



Tom Mischczak

## End Date Sale - Details Below

**\*\* First Viewing - Saturday 29th June - Register with Agent to View \*\*\* End Date Sale - All Offers Presented - Monday 15th of July \*\* Price Guide: Mid \$3m's \*Tom Miszczak from The Agency has the pleasure in bringing this stunning residence to the Western Australian market. Completed in 2022 and in 'As New' condition no expense has been spared to craft this impeccable family property. Sitting on a 817sqm parcel of land just metres from the Swan River's edge, the lot has been maximised and incorporates over 450sqm of total home perfectly amongst the pool and landscaped gardens. Fully featured and with the replacement value of the property sitting well into the \$3m range in the current market, move straight in and capitalise on this blue chip position from day one. Features include:- 5 Bedrooms- 3 Bathrooms- Theatre Room- Office/Nursery- 817sqm Green Title Block with over 25 metre frontage- 2 Car Garage Plus Workshop Space Plus Store Room- Boat and Trailer Parking- Below Ground Pool- Scullery and Walk-in Pantry- Nordic Oak Hardwood Flooring- Panasonic Reverse Cycle Ducted Air-Conditioning with 8 Zones- 2x Instantaneous Gas Hot Water Systems- ILVE Italian 900mm Gas Cooktop- 2x ILVE Italian Electric Ovens- ILVE Built-in Microwave- LG Dishwasher- Artusi Bar Fridge- 40mm Calcutta Style Stone Benchtops in the Kitchen and Scullery- 3m Island Bench with Waterfall Edges- Fully Landscaped and Reticulated with Remote Controller- Automatic Velux Skylights- Built-in Mezzo Double Sided Electric Fireplace- 39c Ceilings to Master Suite- Hotel Style Ensuite and Walk in Robe- Entrance Gallery with Art Recess x3 and Polished Plaster Wall- Guest Bed/Studio with Independent Living Potential- Secure Front Fencing with CCTV System- 3 Phase Power- Fully Insulated with Batts and Sarking to Roof- French Style Travertine to Alfresco- Bi-fold Servery Window**

From the moment you gaze upon this impressive facade, you'll appreciate the attention to detail and luxury feel of this imposing residence. Stepping up the custom aggregate steps and into the home you'll feel like you've entered a new world of space and finish with the soaring ceilings and custom Nordic Oak hardwood floors a standout amongst the entrance gallery. Adjacent to the entry is the hotel-quality master suite, jaw-dropping in both size and layout, you'll truly love retreating through to your own escape. The screening provides a seamless flow from the bedroom to the beautifully appointed ensuite with floor-to-ceiling tiling, a 3m shower, dual vanities and a bath to soak in. The walk-in robe will be large enough to show the biggest of clothing and shoe collections with a complete fitout already completed. Next to the master suite is the office or nursery depending on needs and provides a quiet space away from the rest of the home. Walking down the entrance hall the art recesses and coffered ceiling above provide that expected finish for a home of this calibre. The home then opens up to a light-filled and open-plan kitchen, dining and living room, large enough to house the biggest of families, this layout is at a premium for an optimum lifestyle. The kitchen here is positioned as the heart of the home with the oversized 3-metre island bench providing the space needed to prepare, entertain and look over the internal and external living areas, another example of the family in mind. The 40mm benchtops, ILVE appliances and what can only be described as a plethora of cupboard space will keep the chef of the home in their element. With a separate walk-in pantry and scullery area, entertaining is a breeze with the clean-up away from the party. The dining and living both enjoy the double sided electric fireplace that will keep you and yours warm with ease in these fresh winter months. A living room providing enough space for all the family to come together to rest and unwind with the TV on the feature stone wall completing this area. The theatre room will be the place for family movie night and with automatic Velux skylights in here providing a wonderful disposition. Bedrooms 2, 3 and 4 are all king sized rooms that include built in robes and desks to each, providing the ideal study space for the kids. The main bathroom sits between the bedrooms and also enjoys a separate shower and bath for the little ones while a separate powder room adds to this convenience. Stepping outside the supersized entertainer's alfresco will be one of the most used spaces of the home. With an abundance of cover as well as protection from the wind and rain due to it's orientation, this is ready for year round use. With the below-ground pool and artificial lawns, the pets and kids will be entertained while the parents can sit back and relax while basking in the glorious yard. Also towards the Western side of the property is the unique 5th bedroom/studio that's ideal for guests to stay in their own quarters while still being close by. With its own ensuite bathroom and potential for a kitchenette, this provides a brilliantly flexible space. Located in a rare position just a few steps from Alfred Cove and the Swan River as well as just minutes to Santa Maria Catholic College, numerous shops, parks and entertaining, this is one of the most remarkable homes available on the market in the area. Contact your REIWA award-winning agent today - Tom Miszczak on 0400 217 162

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