

**39 Haig Road, Attadale, WA, 6156**



**House For Sale**

Sunday, 8 September 2024

39 Haig Road, Attadale, WA, 6156

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## EMBRACE THE PEACE AND QUIET

Delightfully overlooking beautiful tree-lined Harry Sandon Park and nestled on a huge 819sqm block, this charming home is the ideal haven for those wanting a slice of the serene family lifestyle that Attadale has to offer.

The scope to add your own personal modern touches to some solid foundations and a functional floor plan should not be underestimated either, with so much potential lying beyond the entry terrace and portico, graced by an exquisite leadlight front door and panelling.

A spacious front bedroom is warmed by gleaming wooden floorboards and has its own leadlight window, as well as leafy bushland views across the road.

Double French sliding doors on the other side of the inviting hallway reveal a carpeted formal front lounge room with its own slice of the scenic vista as well as a feature character ceiling.

Another set of attractive French sliders connect the latter to an open-plan kitchen and casual meals area, where low-maintenance timber-look flooring and a breakfast bar meet a stainless-steel dishwasher and electric cooking appliances.

The carpeted formal dining room sits on the other side of the kitchen and flows nicely into the family room - also carpeted underfoot and benefitting from a large servery off the kitchen.

The remaining bedrooms are also carpeted, one with access to its own ensuite. To the rear there is a generous enclosed L-shaped sunroom - or games room - that can be whatever you want it to be. This area of the layout also plays host to a carpeted study - or fifth bedroom - that is just as flexible.

The main family bathroom has a shower and separate bathtub, whilst the separate second toilet sits just off the laundry.

At the rear of the home, a pitched outdoor patio-entertaining area has a ceiling fan to help circulate the fresh air and splendidly overlooks a decent backyard with lawn and heaps of room for a future swimming pool, if you are that way inclined.

A pleasant pergola courtyard encourages sitting and relaxing out in the garden with a cup of tea or coffee in hand. There are also separate garden and workshop sheds to help store all of your tools and toys.

Complementing a tranquil location amidst Mother Nature and chirping birdlife is the property's walking-distance proximity to other sprawling neighbourhood parklands, as well as our picturesque Swan River at the end of the street.

Additionally, the local pub, café and shopping precinct, as well as the lively Davis Road hub, are just footsteps away from your front door.

Adding to the convenience of it all is the fact that Attadale Primary School, Mel Maria Catholic Primary School, Santa Maria College, shopping centres, wonderful community sports facilities, public transport options and gorgeous Point Walter can all be easily accessed within a matter of only minutes.

Let your imagination run wild in this peaceful setting!

### ADDITIONAL FEATURES:

- Ducted-evaporative air-conditioning
- Feature ceiling cornices, timber skirting boards/trimmings, front French windows
- Security doors/screens and a gas hot water system outside

- Shaded front yard, established trees and gardens, reticulation
- Tandem double carport - plus a side-access gate leading to the backyard

For more information please contact Nicola Fleet on 0403 969 227 or [nicolafleet@mintrealestate.com.au](mailto:nicolafleet@mintrealestate.com.au)

#### Rates & Local Information

Water Rates: \$1,477.19(2023/24)

City of Melville Rates: \$2,573.25 (2023/24)

Zoning: R15

Primary School Catchment: Attadale Primary School

Secondary School Catchment: Melville Senior High School

\*PLEASE NOTE: While every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change. It is recommended that you conduct your own due diligence before making any decisions based on this information.