

17A Roberts Rd, Attadale, WA, 6156



House For Sale

Saturday, 16 November 2024

17A Roberts Rd, Attadale, WA, 6156

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Sharon De Pledge
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Timeless Elegance Meets Modern Living with Spectacular River Views

Discover a residence that beautifully blends modern amenities with timeless charm. Located just a short stroll from the river, this home offers spectacular city and river views from the upper-level living areas and balcony-a lifestyle to truly envy.

For those who appreciate character, this home will enchant you with its high ceilings, jarrah floorboards, ceiling roses, and a lovely original fireplace. The seamless, modern extension has been thoughtfully designed to enhance the home's original charm while providing all the conveniences of contemporary living.

Perfect for both living and entertaining, the home offers multiple indoor and outdoor spaces. Downstairs, the open-plan kitchen and dining area extends to a spacious, all-weather alfresco entertainment haven, while a cosy formal lounge opens to the delightful front piazza. Upstairs, the expansive family room and inviting reading nook open to a private balcony, ideal for enjoying panoramic river, city, and bushland views.

With generous accommodation and a versatile floor plan, this home is ideal for families of all sizes, including multi-generational living. All bedrooms are spacious, with three located downstairs, serviced by two bathrooms. Upstairs, two additional bedrooms share a large central bathroom. One downstairs bedroom is currently used as a study, while another serves as a guest bedroom, which could easily be converted into a theatre room if desired.

This home is exceptionally located within walking distance of Santa Maria College, Mel Maria and Attadale Primary Schools, and a variety of popular cafés, restaurants, and shops.

Features of this property include-

Ground Floor -

- Front Alfresco
- Formal entry with 3.0m high ceiling
- Lounge with 3.0m high ceilings and feature fireplace
- Dining with 3.0m high ceilings
- Kitchen with high ceiling, engineered stone benchtops, freestanding stainless steel Italian Emilia stove, stainless steel rangehood, stainless steel Miele dishwasher and plenty of cupboard space.
- Master bedroom with 3.0m high ceiling and full height built-in-robe
- Bathroom recently renovated with vanity, shower and toilet
- 2nd Bedroom with 3.0m high ceilings and built-in-robe
- 3rd Bedroom / Activity room with high ceilings
- 2nd Bathroom with shower, toilet & vanity
- Laundry with lots of cupboard space.
- Extensive rear alfresco with timber decking floor, raking roof and cupboard with sink.
- Storage - workshop under house

Upper Floor -

- Study nook with 2.65m high ceilings and panoramic city & river views
- Large Living with 2.65m high ceilings and panoramic city & river views
- Balcony with high ceilings and panoramic city & river views
- 2 x large bedrooms with 2.65m high ceilings and built-in-robos
- Bathroom with shower and vanity
- Separate toilet

Other Items-

- Split reverse cycle air conditioning to main bedroom, living / dining and upstairs living room

- Solid timber floors to lounge, dining and all downstairs bedrooms
- Slate floors to entry, passage, kitchen, rear bathroom and laundry
- High ceilings throughout both floors
- Feature timber balustrade staircase
- Feature limestone boundary fence with open infill and double sliding entrance gate
- Reticulated gardens with working bore
- High ceilings throughout
- Gas storage hot water system
- Outside shower and vanity basin

Opportunities like this are rare-don't miss the chance to make this wonderful home your own.

Disclaimer: Whilst we make every effort to ensure the accuracy of the information provided, buyers are encouraged to conduct their own inquiries and investigations to verify all details.