

**3/28 Bristol Ave, Bicton, WA, 6157**

yard

**House For Sale**

Friday, 15 November 2024

3/28 Bristol Ave, Bicton, WA, 6157

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Clare HickeyShand  
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## Effortless Living, River Precinct

With the Swan river a short walk away and open parks all around, this prized Bicton tree-lined street is a delightful place to live. This easy-care three-bedroom single level home offers a real chance to join this prestigious neighbourhood. Positioned securely at the rear as one of three brick and tile stand-alone homes, it is quiet and private and ideal to simply enjoy this excellent location near Point Walter and Blackwall Reach, with schools, shopping, cafes and playing fields all nearby.

Enter into the spacious open-plan bright and inviting living area. Easy-care timber look floors in natural tones feature throughout and flow to the expansive alfresco with high-pitched ceiling. Imagine endless living and entertaining here surrounded by lush mature and reticulated courtyard gardens with lime, fig, cumquat and plum trees.

The galley style kitchen is bright and neutral and includes stainless steel appliances and plenty of bench space to prepare your favourite meals, with a large bay window that allows you to keep an eye on the outdoors.

There are three carpeted bedrooms, all with built-in robes and serviced by the beautifully renewed bathroom with frameless glass walk in shower, extra long vanity and a separate toilet.

Surprisingly spacious both inside and out, this home offers a very effective layout with plenty of indoor-outdoor flow and a range of garden and courtyard spaces. Perfect for downsizers, first home buyers or young families wanting to take advantage of this premium location.

For further details please contact Exclusive Selling Agent Clare Hickey-Shand from Yard Property on 0424 593 136.

3 Bed 1 Bath 2 Car

Stand-alone brick-and-tile home in small group of three  
Spacious open plan living spaces  
Galley style kitchen with stainless steel appliances  
Built in robes to all three bedrooms  
Excellent outdoor entertaining with high pitched alfresco  
Renovated bathroom  
Lush mature reticulated gardens  
Split System in main living, ducted evap air-conditioning, gas points  
Security alarm, ceiling fans, built-in robes  
Single carport plus extra paved car space  
Store room plus garden shed  
Very quiet and private, close to river and parkland  
School Catchment: Bicton Primary & Melville Senior High Schools  
No strata levies

350m to Harry Grose park on Birdwood Circus  
500m to Bus Stop Canning Highway  
700m to Bicton Primary  
800m to Quarantine Park  
900m to Melville Central Shopping Centre  
950m to Bicton Baths  
1km to East Fremantle Yacht Club, Tennis Club  
1.2km to Little Stove  
2.6k to Point Walter  
4.6k to Fremantle Town Centre

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