

**6A Angove Lane, Bicton, WA 6157**



**House For Sale**

Friday, 3 May 2024

6A Angove Lane, Bicton, WA 6157

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 367 m2**

**Type: House**



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## SUBJECT TO FINANCE AUCTION

FOR SALE BY SUBJECT TO FINANCE AUCTION ON SATURDAY 18TH MAY 2024 AT 11:00 AM SUBJECT TO FINANCE AND CASH BUYERS ARE WELCOME TO BID DEPOSIT \$50,000 | FINANCE APPROVAL 28 DAYS FROM AUCTION | SETTLEMENT 30 or 45 or 60 DAYS FROM AUCTION BUYERS WILL NEED TO BE PRE-REGISTERED TO BID AT AUCTION (The seller reserves the right to sell prior) Perched within exclusive laneway privacy and tranquillity - and just one street back from the Bicton Baths, the East Fremantle Yacht Club and our spectacular Swan River, this charming street-front residence holds the key to a relaxed low-maintenance "lock-up-and-leave" lifestyle in the most desirable of locations. Downstairs, a tiled entry foyer with a striking character ceiling rose makes an instant first impression, eventually revealing a built-in double-door linen/broom cupboard. Headlining the carpeted bedrooms, a welcoming master suite can also be found at the front of the house - and boasts its own attractive ceiling rose, a ceiling fan, ample full-height built-in wardrobe storage and an open fully-tiled ensuite bathroom with a shower, vanity, under-bench storage and a separate fully-tiled toilet for good measure. The central hub of the floor plan is a tiled kitchen with a large under-stair storeroom, a walk-in pantry, a huge appliance nook, a Chef gas cooktop, Westinghouse-oven and range-hood appliances and a sleek white Miele dishwasher. It all so pleasantly overlooks the wooden flooring of an open-plan family and dining area with high angled ceilings, split-system air-conditioning, a ceiling fan and stylish pendant light fittings. The separate minor sleeping quarters are made up of the second and third bedrooms (both with built-in double robes), a ceiling fan to the second bedroom, a practical main family bathroom with a bathtub and showerhead, a well-equipped laundry with a linen press, under-bench and over-head storage space and a separate second toilet and an additional linen/storage cupboard in the hallway. Upstairs, an enormous carpeted games - or second living - room doubles your personal options with its high angled ceilings, built-in storage, a study nook/desk and a built-in bar with a sink and further storage. The covered front balcony off here is spacious and benefits from lovely north-facing tree-lined views of the natural surrounds near the river. Both the kitchen and family room extend outdoors to a terrific side patio for year-round entertaining in total peace and quiet. The laundry opens out to a second patio at the rear - home to a garden shed and an under-cover clothesline. Also outside is a hot/cold water shower, as well as a stainless-steel wash trough. The remote-controlled double lock-up garage has its own storage area within, plus access to the side alfresco. It is preceded by extra driveway parking space - a rare bonus within this prime laneway locale. Hop, skip or jump to the sprawling Rob Campbell Park (and its fantastic playground for the kids) at the top of the street, with more lush local parklands - home to the East Fremantle Lawn Tennis, Cricket and Junior Football Clubs - nestled on the other side of the cul-de-sac lane. Glorious Blackwall Reach Reserve, the Bicton Quarantine Park and even Point Walter Golf Course are all just around the corner from here, whilst a very close proximity to outstanding cafés and eateries, public transport, the 8 Knots Tavern on the water, the Little Stove, the Swan Yacht Club, top schools (including Santa Maria College) and the Melville Plaza and Palmyra shopping hubs only adds to the home's overall appeal. Even the heart of Fremantle and East Fremantle's vibrant George Street precinct are both only minutes away as well. What a wonderful place to live - and for so many different reasons!

**ADDITIONAL FEATURES:**

- Solid brick-and-tile construction
- Ducted-vacuum system
- Feature ceiling cornices and skirting boards
- Security doors and screens
- Gas hot-water system, side access, extra driveway parking space out front
- Off-road parkside parking bays for your guests and visitors to utilise, metres away
- Option to add value in this sought after location

**\*\* NOTE:** Please park on Petra St or Durdham Cres as Angove Lane is a narrow culdesac with limited parking **\*\*** For more information please contact Nicola Fleet on 0403 969 227 or nicolafleet@mintrealestate.com.au or Toby Astill on 0410 855 803 or tobyastill@mintrealestate.com.au

**Rates & Local Information**  
Water Rates: \$1607.08 (2022/23)  
City of Melville Council Rates: \$2,462.57 (2023/24)  
Zoning: R17.5  
Primary School Catchment: Bicton Primary School & Richmond Primary School  
Secondary School Catchment: John Curtin College of the Arts, Melville Senior High School & Fremantle College

**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.