

**22 Davidson Road, Attadale, WA 6156**

**House For Sale**

Thursday, 7 March 2024

KATIN

22 Davidson Road, Attadale, WA 6156

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 908 m2**

**Type: House**



Aaron Katin



Liv Katin

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## ALL REASONABLE OFFERS CONSIDERED

4 BEDROOMS | 2 BATHROOMS | 2 CAR-GARAGE | OFFICE + STUDY THE HOME Experience the top end of town at 22 Davidson Road, Attadale. Nestled in a prestigious, elevated riverside address, this home offers a haven of comfort and style. Step inside to find inviting spaces for relaxation and entertainment, flooded with natural light and designed with meticulous attention to detail. Enjoy panoramic views of the Swan River and vibrant city skyline from the generous terrace/balcony, perfect for all year around entertaining and creating a daily retreat that's simply unparalleled. Live the dream of riverside living in this remarkable sanctuary.+ Stylish renovation with quality fixtures and fittings+ Desirable north aspect with panoramic city skyline and Swan River views+ Free flowing floorplan with flexible accommodation options to suit families+ Huge upstairs balcony with city views, perfect for entertaining all year round+ Open plan kitchen/living/dining upstairs+ Gourmet kitchen with butler's pantry, two ovens, refrigerator water connection, built in bar refrigerator and quality inclusions+ Master bedroom/retreat with stunning ensuite, walk in robe and private balcony with views + Occupying a 908sqm parcel of premium riverside real estate+ Expansive yard with fully reticulated lawn and gardens, with a secure, level grassy backyard for the kids and pets to play + Potential detached granny flat with full bathroom to rear + Additional highlights include two car garage, office/fifth bedroom and lobby entry

THE LOCATION Nestled along the Swan River, Attadale is a welcoming family-friendly suburb, embracing a serene lifestyle. Residents enjoy the green expanses of Point Walter Reserve, Troy Park and beyond that Bicton Baths, Quarantine Park, and Point Walter. The suburb is well-connected with easy access to Canning Highway and public transport which leads to Fremantle or the Perth CBD. Local charm is found in the cafes and shops along Moreing Rd and Davis Rd. THIS COULD BE YOURS! Call Aaron or Liv at KATIN Property for more information! Council - City of Melville \$2601.00 approx. pa Water rates - \$1400.00 approx. pa Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.