

**25 Groves Avenue, Attadale, WA 6156**

**House For Sale**

Friday, 19 January 2024



25 Groves Avenue, Attadale, WA 6156

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Kirstin Dunn  
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## ALL OFFERS PRESENTED

This elegant and functional two-storey townhouse in a beautiful cul-de-sac with tranquil views across trees and parkland is absolutely packed with features sure to impress! Natural light exuding a warm welcoming ambiance in a boutique complex a stone's throw (200m) from the Swan River, transport & Hislop Road shopping & café precinct. Stunning and easy-care presentation, low maintenance, lock up and leave built separately from the main strata building. The owners have lovingly maintained and upgraded the property to a high standard. Features and Inclusions:

- Lovely private front courtyard garden with entrance into the property through double timber doors
- Elegant entry foyer with show stopping staircase with wrought iron railing and gorgeous chandelier
- Three good sized bedrooms
- Primary suite with walk in wardrobe and French door access to the private front courtyard
- Minor bedroom with built in wardrobes
- Semi-ensuite bathroom with corner bath, vanity, shower and toilet
- Study Nook on ground floor
- Two generous living zones separated by the gourmet kitchen
- Newly renovated kitchen with breathtaking stone waterfall benchtop and splash back, 900mm freestanding SMEG hotplates and oven, functional pantry, overhead cupboards, breakfast bench, integrated smart fridge with filtered water and ice dispenser, double sink, dishwasher, feature strip lighting and an abundance of storage
- Spacious dining area
- Powder room inside the laundry
- Gas instantaneous hot water system
- Large split system reverse cycle air conditioner
- Refurbished Bathroom, laundry and Powder Room with stone benchtops
- Front and rear balconies
- Two courtyards
- Two undercover car bays
- Lockable storeroom
- Crim-safe security doors and window screens

Stroll to riverfront, local shopping center with cafe's, bars, restaurants, deli, florist & more - Less than 10km to CBD & 10 min drive to Fremantle & beaches - Convenient to local schools (Melville Senior High & Attadale Primary School precinct, Santa Maria Private School), hospital, golf course & Garden City Discover the epitome of luxurious living in this exquisite residence nestled in the heart of Attadale. Boasting timeless elegance and modern sophistication, 25 Groves Avenue invites you to experience a lifestyle of unparalleled comfort and style.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.