

**18 Dandenong Road, Attadale, WA, 6156**



**House For Sale**

Thursday, 10 October 2024

18 Dandenong Road, Attadale, WA, 6156

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## You're Invited to **BIG BLOCK, BOLD FUTURE, ENDLESS POSSIBILITIES**

FOR SALE BY SUBJECT TO FINANCE AUCTION ON SATURDAY 26TH OF OCTOBER AT 11 AM  
SUBJECT TO FINANCE AND CASH BUYERS ARE WELCOME TO BID  
DEPOSIT OF \$50,000 / FINANCE APPROVAL 21 DAYS FROM AUCTION / SETTLEMENT 30 OR 45 DAYS FROM AUCTION  
BUYERS WILL NEED TO BE PRE-REGISTERED TO BID AT AUCTION (The seller reserves the right to sell prior)

Nestled on a spacious 857sqm block with exciting R40 zoning and subdivision potential attached to it, this charming two-storey home with a functional and versatile floor plan gives you so much to look forward to.

There is plenty of scope to renovate, extend and add your own personal modern touches to fantastic foundations, or even live in or rent out the property "as is" for a short while, under you figure out what your next move might be.

An upstairs study, walk-in dressing room or nursery can be whatever you want it to be here, even a fourth bedroom for a young child - right next to a generous master suite with its own walk-in wardrobe and north-facing city glimpses through to surrounding treetops.

Also on the upper level are a separate bathroom and a large living area-come-parents' retreat with a hidden kitchenette, split-system air-conditioning, leafy northern views and further glimpses to both the city and Perth's rolling hills.

Downstairs, separate dining and lounge rooms are carpeted for comfort and graced by decorative ceiling roses - with the latter boasting split-system air-conditioning for good measure.

Double doors also extend living out a gated north-facing front entry yard with low-maintenance artificial turf, a tranquil paved pergola courtyard for sitting and contemplation, a delightful verandah, established gardens and side-gate access to what is essentially a massive "blank canvas" of a backyard.

A central kitchen off the dining room has a dishwasher and space for casual meals, with two further bedrooms - both comprising of built-in robes - and the main family bathroom also found on the ground floor.

A separate external laundry - with a separate toilet - sits off a splendid rear entertaining pergola, accessible via the kitchen.

The rest of the rear yard is made up of citrus trees and a garden shed, also leaving more than enough room for a future swimming pool. Alternatively, look at the possibility of keeping the house and selling the back block.

Right at the front of the residence, double gates secure ample driveway parking, leading into a huge secure single-width garage-come-workshop, right next to an extra patio for further entertaining.

Stroll to a series of lush green parks, as well as the Hislop Road hub and the local pub, liquor store, deli and restaurants. The gorgeous Attadale foreshore and our picturesque Swan River are nearby, as is the buzzing Davis Road hub.

Attadale Primary School, Mel Maria Catholic Primary School and Santa Maria College are also within arm's reach, as are shopping options, wonderful community sporting facilities, public transport and beautiful Point Walter.

This unique property won't last long with its classic character and future-forward opportunities.

Don't miss out - the upcoming auction is your gateway to unlocking the chance of a lifetime!

**\*\* Please note this property is being sold in its current condition\*\***

For more information please contact Nicola Fleet on 0403 969 227 or [nicolafleet@mintrealestate.com.au](mailto:nicolafleet@mintrealestate.com.au)

Rates & Local Information

Water Rates: \$1,398.72 (2023/24)

City of Melville Council Rates: \$2,390.61 (2024/25)

Zoning: R40

Primary School Catchment: Attadale Primary School

Secondary School Catchment: Melville Senior High School

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.