



Atherton, 22 Abbott Street

Charming Family Oasis with Granny Flat Retreat

Nestled in tranquillity, this remarkable property invites you to experience the perfect blend of privacy and convenience. Boasting a generous 809m2 block, this residence is strategically located within close proximity to shops, schools, and parks, ensuring a lifestyle of utmost ease.

Main House Highlights:

- *Immerse yourself in the serenity of the lush gardens and outdoor entertaining area.
- *Air-conditioned interiors throughout, providing comfort in every season.
- *Thoughtfully designed kitchen seamlessly connects the living and dining spaces.
- *Additional sunroom at the rear, perfect for relaxation and soaking up natural light.
- *Well-sized rooms offering a harmonious balance of space and functionality.

Exquisite Outdoor Spaces: Step into your own private sanctuary with a captivating outdoor entertaining area, ideal for hosting gatherings or enjoying peaceful moments surrounded by nature. The luscious gardens and a charming chook pen add a touch of rustic charm to

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For Sale

Under Unconditional Contract

View

ljhooker.com.au/RHDF1S

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Atherton
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this inviting property.

Self-Contained Granny Flat: Ascend to the fully self-contained granny flat located above the double garage —a perfect retreat for extended family, guests, or potential rental income. The granny flat features:

- *Well-equipped kitchen for convenience.
- *Comfortable bedroom with a built-in robe.
- *Large bathroom with a walk-in shower.
- *Balcony boasting picturesque mountain views.

- Key Features:
- *Prime 809m2 block in a sought-after location.
 - *Proximity to shops, schools, and parks for added convenience.
 - *Tranquil and private main house with outdoor entertaining and gardens.
 - *Air-conditioned interiors for year-round comfort.
 - *Fully self-contained granny flat above the double garage.

This is a rare opportunity to secure a property that seamlessly blends lifestyle, convenience, and versatility. Don't miss out on the chance to make this exceptional residence your new home.

Contact exclusive marketing agent Alex Payne today to arrange an inspection and discover the endless possibilities that await you in this haven of comfort and style. Please allow at least 24 hours notice for inspections.

More About this Property

Property ID	RHDF1S
Property Type	House
Land Area	809 m²
Including	Air Conditioning Deck Fully Fenced

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