



22 Davenport Drive, Williams Landing

## 40sq of Premium Lifestyle and Grandly Positioned on 834m<sup>2</sup>

### The Property

Welcome to 22 Davenport Drive, Williams Landing. Offering the living space of a double storied residence, but without all the stairs! Nestled in the heart of a coveted neighbourhood, this 40sq (approx.) Porter Davis, Prestige home epitomises elegance and versatility, featuring lavish interiors, bespoke finishes, and a seamless sense of space throughout its expansive single-level design. Delivering four luxurious bedrooms, with the opportunity for other rooms to be converted, two refined bathrooms, and several spacious living areas, this residence captures the essence of premium family living. From its striking facade to its stylish interiors and serene outdoor spaces, this property offers contemporary luxury and effortless living in a setting rich in quality schools, pristine parks and reserves, exciting dining and entertainment opportunities, and convenient public transport access.

### The Point of Difference

- Paired with eye-catching double front doors, a grand foyer leads to a beautiful formal lounge with bamboo flooring and gas log fireplace, large open-plan family/dining/kitchen area, games and rumpus rooms close to the extra sized rear bedrooms, and serene study at the front of the home that could also be used as a guest

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### FOR SALE

\$1,200,000 - \$1,250,000

### AGENTS

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### AGENCY

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 **LJ Hooker**

bedroom. Perfectly designed for everyday family life and entertaining guests, these spaces offer versatility, warmth, and a sense of grandeur for all occasions.

- Four carpeted bedrooms include the main suite, a private sanctuary with walk-in robe and ensuite featuring double vanity and oversized shower. Of the additional bedrooms serviced by a stylish central bathroom with relaxing bathtub and separate toilet, two offer built-in robes, with the potential for the adjacent games room to serve as a large walk-in robe/storage for the third.
- The gourmet kitchen boasts stone benchtops, a striking backsplash, fridge plumbing, high-end stainless-steel appliances, bespoke cabinetry, ample storage, and a fully equipped butler's pantry, plus a commanding island bench/breakfast bar forming the heart of the space.
- " Outdoors offers an inviting semi-enclosed paved alfresco flowing seamlessly from the open plan living, complete with ceiling fans, electric shade blinds and a serene garden outlook. A second peaceful patio with merbau decking is nestled amongst maple trees, natives, and other greenery, while a secluded garden is a true hidden gem, all set on approximately 834m<sup>2</sup>.
- Additional highlights include continuous flow hot water system powered by solar energy, high ceilings, striking feature walls, zoned refrigerated cooling, ducted heating, ducted vacuum system, separate internal laundry, downlights, intercom/camera, Crimsafe security doors, plantation shutters throughout, ceiling fans, 5kw solar panels, and remote-controlled double garage with internal access.

#### The Point of Interest

Set just minutes from Home Co. Williams Landing Shopping Centre, residents of this incredible property enjoy a range of premier dining, retail, and entertainment options. Families have access to highly regarded schools including Truganina South Primary School and Doherty's Creek P 9 College, along with quality childcare and early learning facilities. Scenic wetlands, parks, and walking trails, such as Williams Landing Parkland and Delaney Boulevard Park mere minutes from home, offer abundant outdoor leisure opportunities, while nearby sporting clubs and community centres complete the lifestyle. Commuters benefit from Williams Landing Train Station, local bus routes, and direct freeway access for seamless travel to Melbourne's CBD and beyond. A landmark of elegance within a prestigious neighbourhood, this residence represents a rare opportunity.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 07/11/25.

## MORE DETAILS

Property ID 2HJ3HGH  
Property Type House  
House Size 371.84 m2  
Land Area 834 m2

### **Natalie Newdick 0451 992 994**

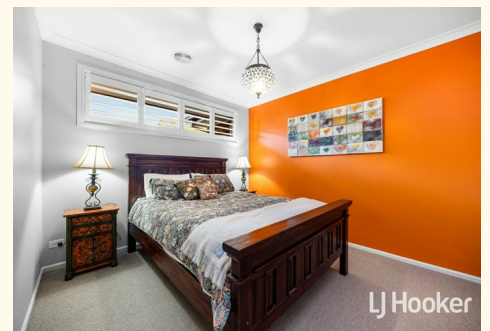
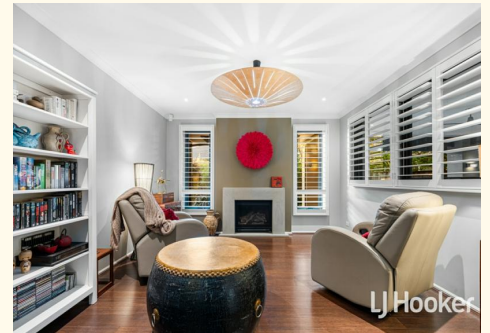
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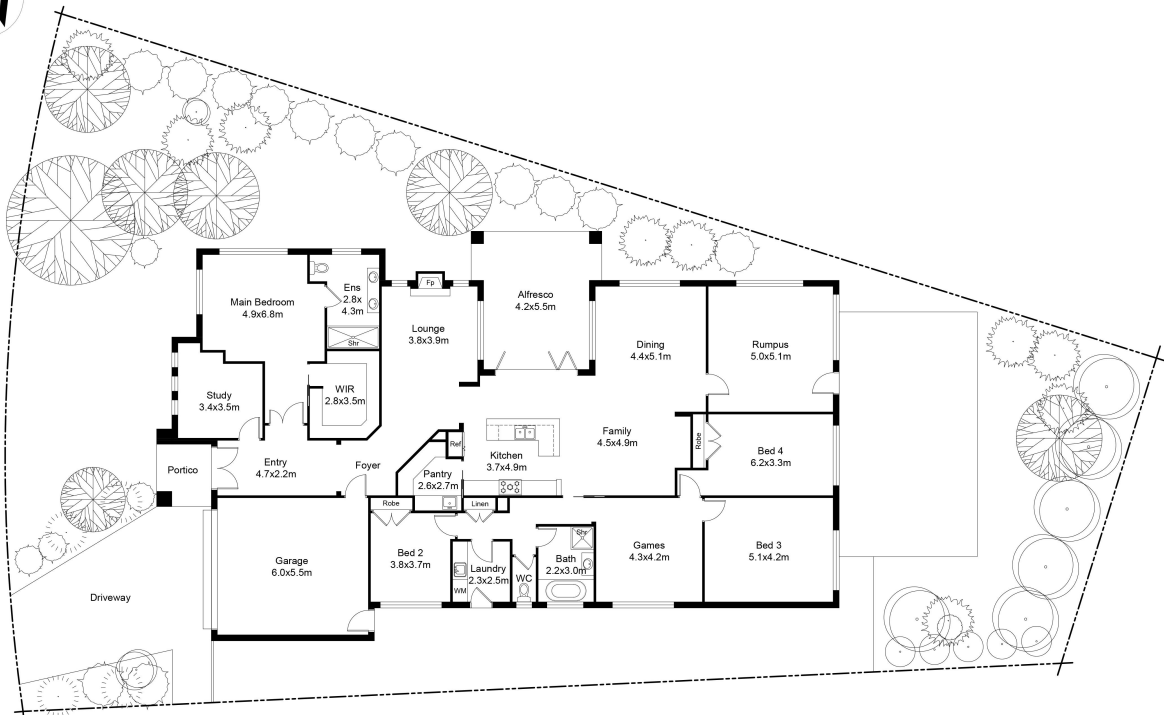
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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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