



4, 22 Meldon Way, Dianella



## UNDER OFFER with Ryan Joseph

### DIANELLA'S BEST BUY!

Perfectly located only 15 minutes from the city and across the road from a beautiful Park, you'll love the convenient, low maintenance lock and leave lifestyle this home provides. Perfect for an investment property or, if your struggling to find a rental at the moment this could be a great opportunity to jump In and own your very own home.

These properties are flying out the door right now so don't miss out, call today to book your look!

### FEATURES YOU'LL LOVE

- King size main bedroom with dual wardrobes
- Double size second bedroom
- Kitchen includes a double sink, plenty of storage space, 4 burner gas cook top, under-bench oven, retractable rangehood and pantry.
- Sky high ceilings in the living and dining room
- Bathroom has floor to ceiling tiles and oversized shower recess
- Undercover backyard patio
- Air-conditioning in the living area
- Plenty of visitor parking

### LOCATION:

- Across the road from Dianella Shopping Centre
- 1.4km to Yokine Primary School

2 1 1 171 m2

<b>Price</b>	SOLD for \$375,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29370
<b>Land Area</b>	171 m2
<b>Floor Area</b>	71 m2

### Agent Details

Ryan Joseph - 0400 006 693

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- 1.2km to Maccabi Sports Centre
- 2.5km to Mount Lawley Golf Club
- 2.8km to Western Australian Golf Club
- 3.2km to Mount Lawley Tennis Club
- 3.4km to Galleria Shopping Centre

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*