Spacious Family Home with Room to Grow!

First Time Offered

This immaculately presented family home in Dianella was built in 1990 by its current owners. Located in a quiet enclave bordered by Yirrigan Drive, Dianella Drive and Nollamara Avenue, it's perfectly positioned for accessibility to desirable schools, major shopping amenities and transport links.

With four bedrooms, a study, two bathrooms and multiple living areas, the property has undergone improvements over the years to create a very comfortable and liveable home. Its northwest aspect allows plenty of natural light, which, with the high ceilings, enhances a sense of spaciousness throughout.

The front sunken lounge room and main bedroom suite enjoy a street-front outlook over the landscaped native gardens. Follow the hallway around to the minor bedroom wing, and you'll also find wall-to-wall storage, a large family bathroom and the laundry.

A substantial central family room with a built-in gas heater will host endless gatherings and is ideally situated adjacent to the beautifully appointed chef's kitchen. High-quality Fisher & Paykel appliances include a dishwasher, induction cooktop and wall oven, and you'll love the stone benches, ample soft-closing cabinetry and spacious pantry fitted with drawers.

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Price	SOLD
Property Type	Residential
Property ID	27995

Agent Details

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The third living room boasts solid timber flooring and a large bay window with a built-in window seat. It has a soaring raked ceiling, sliding door access to the outdoor alfresco area and is perfect for games/activities, an enclosed theatre or a formal dining space.

Take your entertaining outdoors beneath the pitched alfresco pergola, and enjoy fully-reticulated, easy-care gardens and a section of lawn. The front landscaping is filled with established native greenery and attracts an array of local birdlife. A 200-metre walk will have you enjoying the leafy Coralberry Verbena Reserve, and the kids need only stroll a few minutes to Dianella Primary and Secondary Colleges.

Contact Tom Vlahos from Xceed Real Estate on 0408 427 514 to arrange a time to view this superb family home.

Features include:
• Four bedrooms, two bathrooms
• Three internal living areas
• Study/small fifth bedroom
• 32-course ceilings throughout
• Large 771sqm family-sized block
• Gas fireplace in the family room
• Renovated kitchen with Fisher & Paykel appliances, engineered stone benchtops, soft-closing cabinetry
• Built-in robes and ceiling fans in all bedrooms
• Reverse-cycle air conditioning throughout (split systems in bedrooms, ducted in living areas)
• Recessed LED lighting
• Internal alarm system
• 5kW solar system
• Gas storage hot water system
• Double lock up garage with remote and rear access
• Pitched alfresco pergola
• Two citrus trees
• Fully-reticulated gardens and lawn (from mains)

Location (approx.distances):
• 200m to Coralberry Verbena Reserve
• 550m to Dianella Secondary College
• 950m (walk) to Dianella Primary School
• 400m to Nollamara Ave bus route
• 1.1km to The Square, Mirrabooka
• 1.5km to Reid Highway entries
• 5.7km to Westfield Morley Galleria
• Council rates $1889.16 p/a approx

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