


# Unit 3, 11 Camden St, Dianella







## Convenient Location, Low-maintenance Lifestyle

With so many desirable features, you'll find this three-bedroom, one-bathroom villa hard to resist. Two living areas, a gorgeous courtyard and a well-equipped kitchen and bathroom, to name a few. Then there's the location – it's just a short stroll to Light Valentine Reserve (where you'll find a playground), West Morley Primary School and Morley Primary School. Plus, it's just a short drive to Galleria Shopping Centre, Dianella Plaza and Coventry Village Shopping Centre.

Occupying 128sqm on one level, this is a fantastic option for downsizers, busy professionals, couples and small families. Those studying or working at the nearby Edith Cowan University will appreciate the short commute and it's just 15 minutes into Perth's CBD.

It'll be so simple to settle into this home, set at the rear of a small group of three well-maintained villas named Camden Court. This tranquil location features two separate living areas and alfresco dining in the paved courtyard bordered by mature plants. The formal lounge is positioned at the front of the property and could easily function as an office, gym or studio.

Other highlights include timber flooring in the lounge and bedrooms, easy-care tiles in the living areas, reverse-cycle air-conditioning, ceiling fans and a light and airy décor suiting most furnishings.

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 28398 |

### Agent Details

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This charming villa is move-in ready, and from day one you'll be exploring the walking trails in the nearby Dianella Regional Open Space and Yokine Regional Open Space, swimming laps at the Terry Tyzack Aquatic Centre or playing a round of golf at the Mount Lawley Golf Club.

This central location provides easy access to the tourist precincts in Mt Lawley, Maylands, North Perth and Northbridge compliments of the nearby arterial roads including Morley Drive, Grand Promenade and Alexander Drive. Conveniently located Dianella already boasts a thriving rental market, so investors will need to move fast to secure this villa, especially since it is currently leased on a fixed term until the end of July 2023 at $450 per week.

Low-maintenance properties such as these have wide appeal so please don't hesitate to contact Tibor Kiss at tibor@xceedre.com.au or on 0412 200 188 today.

Property features:

Three bedrooms (with built-in robes to master), one bathroom

Open-plan living and dining leading out to the courtyard

Well-equipped kitchen with a gas cooktop, dual sinks and plenty of storage including a separate pantry

Formal lounge

Bathroom includes a bathtub

Separate laundry with external access and storage

Timber flooring in the lounge and bedrooms

Easy-care tiles in the living areas

Reverse-cycle air-conditioning

Two bedrooms with ceiling fans

Neatly presented

Fully enclosed courtyard with paving and mature plants

Easy-care lifestyle

Double lock-up garage, with additional parking

1995 brick and tile construction

Rear 128sqm unit

Small group of three units in Camden Court

Currently leased out on a fixed term until 30/7/23 at $450

Location (approx. distances):

180m to Light Valentine Reserve

600m to West Morley Primary School

900m to Morley Primary School

1.5km to Coventry Village Shopping Centre

1.7km to Galleria Shopping Centre

1.7km to Dianella Regional Open Space

2.2km to Dianella Plaza

2.3km to Our Lady’s Assumption School

3.2km to Mount Lawley Golf Club

3.6km to Terry Tyzack Aquatic Centre

4.6km to Edith Cowan University Mt Lawley campus

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