

**1 Babakin Parkway, Dianella, WA 6059**



**House For Sale**

Wednesday, 17 April 2024

1 Babakin Parkway, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 666 m2**

**Type: House**



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## Set Date Sale - All Offers Presented

What we love Welcome to 1 Babakin Parkway where luxury, functionality, and entertainment converge. Situated on a commanding corner block of 666 sqm, this remarkable property spans 401 sqm of internal space. As you step inside, the grandeur of this residence unfolds, illuminated by polished black marble flooring that extends throughout and complemented by LED fiber optic star ceiling lights at the entrance. Boasting four generously sized bedrooms and three appointed bathrooms, along with a convenient powder room for guests, this residence exudes elegance at every turn. Enjoy your morning coffee in a modern kitchen that opens onto a balcony that offers glimpses of city views. This kitchen is fully equipped for culinary excellence, featuring an induction cooktop, built-in oven, built-in dishwasher and microwave. A pantry with sensor lighting and abundant cabinet space ensures all your essentials are within easy reach. With a secondary kitchen in the undercroft area adjoining the spacious 68m<sup>2</sup> paved garage; this versatile space can be transformed into the ultimate entertainment hub for your parties. Additionally, the garage features a separate workshop area, perfect for hobbyists or DIY enthusiasts. This area also includes professional gym equipment for your invigorating sessions, which the current owner is happy to leave behind and negotiate separately. Plus, there's a third bathroom with a shower, perfect for freshening up after your workout. The spacious master bedroom features an open ensuite with a double shower and double vanity and an electric fireplace, ensuring cozy and warm ambiance during the winter months. The additional bathrooms offer equal indulgence, with one bathroom featuring a spa bathtub and shower for unwinding after a long day. The inclusion of a dumbwaiter lift ensures easy access between floors, while the dedicated bar/games room adds another layer of entertainment and leisure. Whether you're hosting friends for a lively game night or enjoying a quiet drink, this versatile space promises endless enjoyment. The expansive paved courtyard offers a versatile blank canvas, ready to embrace your personal touch. Envision transforming this generous space into a serene garden oasis or installing a swimming pool/spa to elevate your outdoor living experience. Additionally, the side of the house features ample space to securely park your caravan or boat behind a gated area, adding convenience and peace of mind to this stunning property.

What to know This beautiful residence features:

- Open plan kitchen, dining and living area.
- Kitchen featuring induction cooktop, oven, dishwasher, microwave and pantry with sensor light and plenty to cabinet space and dumbwaiter lift.
- Bar/games room.
- Master bedroom with wide built-in wardrobe, open ensuite featuring double shower, double vanity, self cleaning WC, bidet and an electric fireplace, ensuring a warm ambiance during the winter months.
- 3 additional spacious bedrooms with built-in wardrobes.
- Bathroom with double vanity, spa bathtub, shower, WC and bidet.
- Powder-room.
- Plenty of storage space.
- 68m<sup>2</sup> paved garage that leads into the courtyard.
- Dumbwaiter lift for your shopping.
- Workshop
- Second kitchen with gas cooktop, oven, dishwasher and ample walk-in storage.
- Solar panels
- Wall Ducted vacuum system throughout.
- Filtered water in the main kitchen.
- Extra wide passageway with high ceilings.
- Monitored security system and CCTV cameras throughout.
- Bore reticulation
- Year Built: 2001
- Council rates \$2,287.20 p/annum
- Water Rates \$1,584.36 (period 2022/2023)

Living in Dianella St Andrews means being surrounded by majestic homes in a community known for its exclusivity and prestige, with local amenities, parks, and schools just moments away. Don't miss the chance to live your dream in this impeccable property that truly redefines sophistication and leisure. Who to talk to To experience the grandeur of this extraordinary home, please contact Roberta on 0435 935 999 or rceresa@realmark.com.au. To be sold via Set Date Sale: All Offers presented on Tuesday 7th May 2024 at 6pm, unless sold prior. The Seller reserves the right to accept an offer prior to the SDS. Disclaimer: The particulars and photographs shown on this website are supplied for information only and shall not be taken as a representation in any respect of the vendor or the agent. They are solely intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information.