

# 1 Jesmond Place, Dianella, WA 6059

**Max Comben Group**

## House For Sale

Wednesday, 24 April 2024

1 Jesmond Place, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 390 m2**

**Type: House**



Jackie Tomic  
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## Mid \$600,000

Combining the GRANNY FLAT, this 2 to 3 bedroom, 2 bathroom, 2 separate kitchens, 2 separate living quarters has been occupied by the same family since it was built in 1975. Spread over a 390sqm green title block with 2 car parking spaces, a courtyard with patio and a garden shed. Epitomizing the best of convenient living and is ready to move in! This well maintained home offers the original 3 bedroom (1 currently used as an activity room) 1 bathroom plus an additional granny flat section which comprises of a spacious open plan living, kitchenette, bathroom, activity room and has both internal and external access. This area would be ideal as a teenage retreat, guest accommodation or a rental potential. Alternatively, you can easily create a grand master suite... Venturing inside this unique residence, you are first greeted by the spacious living room with beautiful Parquetry flooring leading you to the kitchen and dining area. Dining/meals area comes with built in seats and a dining table. Along the passage are 2 bedrooms with built in robes and Parquetry flooring, bathroom, laundry, and a separate WC. Extending from the end of the passage is the entry to the granny flat section of the home via the 3rd bedroom. This area can easily be locked off and used as a separate independent living area by a family member or rent it out. Positioned footsteps to the Dianella Plaza Shopping Centre and to the bus stop with a direct line to the city, Morley Galleria shopping precinct and Terry Tyzack Aquatic Centre. Furthermore, a choice of quality public and private schools, multiple recreational parks are within a short walking distance and less than 7km to the CBD. This superb property presents an ideal opportunity for both an owner occupier and an investors. For further details and to secure this exceptional property, contact Jackie Tomic 0400 988 358 or email [jackie@maxcombengroup.com](mailto:jackie@maxcombengroup.com)

**HIGHLIGHTS INCLUDE BUT NOT LIMITED TO:**

- Brilliant location within a short stroll to all essential amenities, effortless access to nearby arterial roads as well as Reid Highway and approximately 20 mins to the CBD, northern beaches and airports
- 2 Separate living quarters with independent living rooms, kitchens, laundries, bathrooms, and toilets
- Up to 3 large bedrooms with built in robes Parquetry flooring or option of 2 bedrooms plus office/activity room
- 2 bathrooms
- 2 WCs
- Ducted evaporative air-conditioning
- Split system to the granny flat
- Rear courtyard with patio and a shed
- 390sqm green title block
- Brick and tile construction 1975
- Water rates (approx.) \$1,105 p.a
- Council rates (approx.) \$1,562 p.a