

# 104 Woodrow Avenue, Dianella, WA 6059



## House For Sale

Wednesday, 17 April 2024

104 Woodrow Avenue, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 363 m2**

**Type: House**



Leysen Yang

## UNDER OFFER

Situated just off Woodrow Avenue, this delightful street-front residence, built in 2012, features three bedrooms, two bathrooms, and a dedicated study room, creating an inviting and comfortable living space where cherished family memories are made. The well-maintained full fencing provides you with a sense of seclusion and privacy in your own space. The mature frangipani at the entrance further elevates the property's curb appeal. Its lush foliage and beautiful, fragrant flowers create a welcoming ambience, setting a picturesque scene as you arrive home. As you step through the covered portico, you are greeted by a spacious open-plan living, dining, kitchen and effortlessly transitions into the activity room. The North and West exposures bathe the room in a natural glow, while the soaring 30-course ceilings create a feeling of spaciousness. Your culinary dreams come true in the stunning kitchen, featuring a sleek splash-back, stone benchtops, a 900mm oven, and a gas cooktop. The kitchen is equipped with a stainless-steel double drawer dishwasher, a double sink, and soft-close cupboards and drawers that provide both functionality and aesthetic appeal. With ample storage and countertop space, every meal preparation becomes a delightful experience. The dedicated study room is the perfect environment for your remote work, providing a quiet and efficient workspace. Overlooking the kitchen allows you to stay aware of activity there while you work and lets in natural light for a brighter atmosphere. The master bedroom offers a private sanctuary with full wall robes and an ensuite featuring floor-to-ceiling tiling and chequered black and white tiles. The two additional bedrooms in a private quarter is equipped with built-in robes and share a bathroom and separate powder room with similar high-quality finishes. When the kids sleep, you can enjoy some much-needed 'me time' in the peaceful seclusion of your master suite. Beneficial Features Newly installed Solar panels

Beneficial Features: -3 bedrooms, 2 bathrooms and 1 study room-363 sqm Strata Titled Block-Ducted reverse cycle air-conditioning throughout plus extra fans in the bedrooms-New addition of an activity room for extra space-Spacious double garage with extra storage/work area-Paved driveway parking for additional vehicles-Newly installed solar panels contribute to a greener lifestyle-Black and White vantage tiles in all wet areas, floorboards in living area and bedrooms-Linen cupboards for extra storage -Laundry room connects to kitchen to streamline workflow -Shoppers entrance for added convenience -LED lighting throughout and alarm system for peace of mind This home situates you just moments away from local shops, cafés, medical facilities, public transport, schools, places of worship, and sports amenities. It offers an exceptional opportunity for comfortable living or a savvy investment. Don't miss out on making this remarkable home yours! For further information or an obligation free appraisal, contact listing agent Leysen Yang on 0433 747 111 or email [leysen@linkhonorealestate.com.au](mailto:leysen@linkhonorealestate.com.au) Disclaimer: Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.