

**11 Benghazi Loop, Dianella, WA 6059**



**Sold House**

Wednesday, 23 August 2023

11 Benghazi Loop, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 688 m2**

**Type: House**

**\$1,660,000**

Situated on an elevated 688sqm block in Dianella's highly desirable St Andrew's Estate, this sprawling four-bedroom, three-bathroom family residence offers a lifestyle that promises luxury and comfort. This property makes an unmissable first impression with a Georgian-inspired two-storey elevation characterised by grand columns, soaring multi-paned windows, and a statement entrance with terracotta steps and manicured gardens. Inside, discover a full-height void and a formal sunken lounge equipped with a cosy electric fireplace. Gleaming porcelain-tiled floors extend to the grand curved staircase, the home office, and the formal dining room. The guest bedroom features built-in robes, an ensuite, and a convenient separate powder room. Step into the open-plan kitchen and living area, boasting newly polished Blackbutt timber flooring. The designer kitchen features sparkling granite benches and splashbacks, copious storage, a central island bench, a Fisher & Paykel wall oven, a gas hob, and an integrated Miele dishwasher. Wall-to-wall windows offer a gorgeous outlook over the pool and tropical rear gardens. The home theatre, with French doors, a projector and screen, roller blinds, and a recessed ceiling, will make your movie nights unforgettable. Upstairs, you'll find a lounge area with a concealed kitchenette and a spacious terracotta-tiled balcony, offering spectacular views of the city, Perth Hills, and the airport. The main bedroom offers mirrored robes and a fully-tiled ensuite featuring a semi-frameless rain shower, corner spa, double vanity, and a separate powder room. The remaining two queen-sized bedrooms share the family bathroom and a balcony overlooking the pool below. Step outside and into paradise, where the resort-style heated pool with a blade water feature, lush garden beds with assorted palm trees, and a paved alfresco with a timber-lined roof beckon. The low-maintenance synthetic lawn and reticulated gardens, courtesy of a shared bore, ensure outdoor living at its finest. Additional features that make this an absolute stand-out property include ceiling-mounted sound system, ducted vacuuming, 6.5kw solar panels, an extra-large gas storage hot water system, a new internal alarm system, CCTV cameras front and back, and video intercom. Another bonus is a new 15kW air conditioning unit and external floodlights, further enhancing the security and comfort of the property. This is more than a house - it's the pinnacle of suburban bliss, flanked by The Square Mirrabooka shopping centre, St Andrew's Grammar School and leafy Sattelberg Prevelly Reserve. Local schools are moments away, along with sporting and recreation amenities, and access to Reid Highway and other arterial roads. To secure this magnificent residence for your family, contact John Harun of Ray White Dalkeith-Claremont on 0408 630 129. Features include: Four-bedroom, 3-bathroom luxury residence Spectacular city and hills views from each level Elevated 388sqm block in St Andrew's Estate Four internal living areas, including theatre with projector and screen Porcelain tiles and polished Blackbutt flooring Designer granite kitchen with European appliances Spacious bedrooms with built-in robes and carpets Home office with built-in cabinetry Double-lock-up garage with a sectional door Terracotta tiling and timber ceilings to the entrance and balconies Fully-tiled wet areas Lush, tropical gardens with an electric heated pool and cascading water feature Large entertaining terrace and timber-lined alfresco area New 15kW ducted reverse-cycle AC unit High and recessed ceilings throughout Internal alarm system with video intercom Front and rear CCTV cameras and external floodlights 6.5kW solar panels Ducted Vacuuming Location (approx. distances): 200m ☺ Sattelberg Prevelly Reserve 700m ☺ St Andrew's Grammar School 1.3km ☺ The Square Mirrabooka shopping centre 1.5km ☺ North Morley Primary School 1.5km ☺ Morley Senior High School 1.4km ☺ Herb Graham Leisure Centre 2.4km ☺ Dianella Regional Open Space 4.7km ☺ Westfield Galleria shopping centre