

12 Ballart Way, Dianella, WA 6059



House For Sale

Thursday, 9 May 2024

12 Ballart Way, Dianella, WA 6059

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



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EXPRESSIONS OF INTEREST

Redefining contemporary family living, with the potential to configure as two homes in one, this multi-generational, Hamptons Inspired residence is truly captivating. Stylish, spacious and incredibly versatile, the time has now come for new memories to be made. Whether that be pina coladas poolside, a lavish smorgasbord style gathering in the sweeping open plan living area or a more intimate dinner party in the formal areas, tinkering away in the huge workshop or bringing the whole extended family under the one roof, there is certainly something here for everyone to enjoy. The ultimate family home made even more special by its coveted positioning within prestigious "Dress Circle Estate", and this is one you definitely don't want to miss! WELCOME HOME to 12 Ballart Way Dianella. THE FEATURES YOU WILL LOVE:• Attractive brick façade with cute porthole window, and offset by manicured bore reticulated gardens• Voluminous entry foyer with soaring high ceilings • Warm and cozy formal lounge and adjoining formal dining, the perfect spot for hosting guests at your next dinner party• Sweeping open plan kitchen, meals and living area, the main social hub where all your guests will congregate, with vaulted raked ceiling, split system air-conditioner, picturesque garden outlook and seamless access to the outdoor alfresco• Spectacular chefs' kitchen bound to leave the resident cook salivating, boasting sleek stone benchtops, quality Electrolux stainless steel appliances, integrated dishwasher, double built-in pantry, double stainless-steel sink with water filtration tap, double fridge recess, ample upper and lower soft closing cabinetry and wrap around breakfast bar so no body misses out on the conversation• Versatile games/activity/family room, tucked away behind French doors, with split system air-conditioner, built-in shelving and direct alfresco access• Second designer kitchen located off the games room, boasting stone benchtops, quality integrated appliances, double built-in pantry and central island bench. • Ability to create two homes in one, depending on your requirements, with the entire back wing of the house (inclusive of the games room, second kitchen, two bedrooms and bathroom) able to be locked off to create a granny flat or self-contained studio - ideal for extended or intergenerational families. • Sumptuous king-sized master suite, privately tucked away upfront, with ceiling fan, walk-in robe, picturesque garden outlook and indulgent ensuite, the latter fully renovated and boasting floor to ceiling tiling, extra wide vanity with ample storage, frameless glass shower and W/C• Two additional well-proportioned bedrooms nestled in their own wing at the rear, both with built-in robes and serviced by the equally stylish family bathroom comprising of a shower, separate bathtub, and vanity. • Well equipped dream laundry with oodles of storage and bench space, washer/dryer recess, deep stainless-steel trough, direct external access and second W/C• Warm timber floors to the main living area's and hallways, and soft plush carpet to the formal living areas and bedrooms• Wrap around entertainers alfresco with built-in bar and ample space for both living and dining zones• Shimmering, solar heated below ground pool, the centrepiece of the backyard, which is bound to provide hours of fun• Huge, powered workshop, ideal for the budding hobbyist in your family• Private, second entertaining area at the rear, where you can sit amongst the verdant greenery and enjoy a quiet drink. Alternatively this area could quite easily serve the granny flat quarters. • Double auto lock up garage with wide side access and plenty of additional hard stand parking for boats and caravans ect. • Built in 1989 (approx.) on 809sqm of land (approx.), zoned R20THE LIFESTYLE YOU WILL LIVE:• 550m to Majestic Noble Reserve • 950m to the #360, #361 & #362 City Bound Bus stop on Alexander Drive• 1.9km to Dianella Regional Open Space• 2.2km to Herb Graham Recreation Centre• 2.7km to the ever-popular Pimlott & Strand café• 3.5km to Hawaiians Noranda Shopping Centre • 3.5km to Dianella Plaza Shopping Centre• 10.5km to the Perth CBD*distances above are approximate onlyFor further details or your own private inspection, please contact Geoff Wyllie on 0418 909 540 or email geoff@passmore.com.au***Passmore Real Estate wishes to state that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale***