

# 12 Dianella Road, Walliston, WA 6076

HOME.  
REAL ESTATE

## House For Sale

Monday, 18 March 2024

12 Dianella Road, Walliston, WA 6076

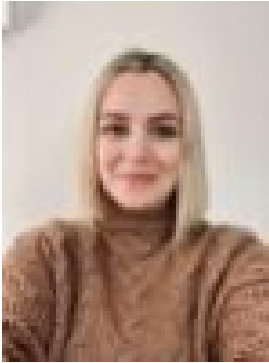
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2026 m2**

**Type: House**



Angela Dewhirst

## From \$1m

Have you got the vision to match what's on offer? Flexible, functional, versatile and abundant. This 2000 Built Custom Home provides an exceptionally large 320sqm modern layout on an established bushland block. The VALUE ADDING BONUS OPPORTUNITY lies in the extensive workshop infrastructure in the backyard - ready and waiting for the right person to add their finishing touches and reap the rewards of all the hard work and \$\$ already invested. - 130+sqm internal hard stand floor space - External wash bay - Extra high gable and door height - Hoist allowance on plans - Mezzanine allowance on plans - Water and Power ready to connect Not to mention the second shed that is onsite with power connected - it is dwarfed against the large workshop but itself stands at 6mx6m and has a 6mx3m patio to the front. Further infrastructure in the yard includes paved side access, limestone garden retaining, front fencing and two single carports. Multiple water tanks have been discreetly placed around the property to ensure water runoff from the large roof space is maximized. Pump systems are connected to a tap and sprinkler for watering when needed. Homely in its presentation and modern in its design the house is spacious enough for the growing family, multigenerational planers or those seeking some space to spread their wings. Quality finishing elements include 30 course ceilings, stunning timber flooring, feature lighting and wall paneling. Accommodating the largest of families, there are open plan and free flowing spaces, light filled rooms and a leafy green aspect from every window. The extensive and professionally executed garage conversion broadens the myriad of possibilities this home has to offer - perfect as a Home workspace, gym room or games and activity. Accommodating of its proximity to the local Primary School the street front is unassuming and alluring, but also serves it purpose as private and functional. Discrete farm style fencing and gate to maintain a secure yard when needed. Walliston is a suburb experiencing exceptional growth in the current market, backed by its large block sizes, proximity to the City of Kalamunda, Perth CBD and Perth Airport. It offers a peaceful bushland setting with all the modern-day conveniences. Quality Features Include:- Private Street Frontage - Farm Style front fencing and gate- Paved driveway and Side Access- Two single Carports- Commercial sized Workshop- 6mx6m powered shed- Ducted Evaporative Air-Conditioner - Split System Air-Conditioner - Ceiling fans- Feature Fireplace - Built in robes - Automatic Roller Shutter to master- Rainwater tanks and pump system - Blue tooth speaker system- Alarm system The Facts:- 2,026sqm Land Holding- Council Rates: \$2,913.92- Water Service Charges: \$500 approx\*- Electric Heat Pump Hot Water Unit- Septic and Leach Drain System- Construction: Brick and Colourbond- Year Built: 2000- Zoning: R10- Average Rental in Walliston \$570p/w according to RP Data School Catchment:- Walliston Primary School - Lesmurdie Senior High School Local Private Schooling Options:- Kalamunda Christian Primary School - St Brigid's Primary School - Mazenod College- St Brigid's College Disclaimer: This information is provided for general information purposes only and whilst every endeavor is made to ensure accuracy of the information provided it can be subject to change and no warranty is made. Interested parties should place no reliance on it and should make their own independent enquiries.\*approximate & subject to change