

**15 Collinson Street, Dianella, WA 6059**



**Sold House**

Friday, 8 September 2023

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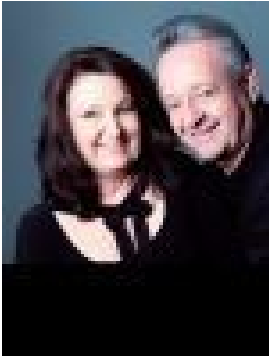
**Bedrooms: 3**

**Bathrooms: 1**

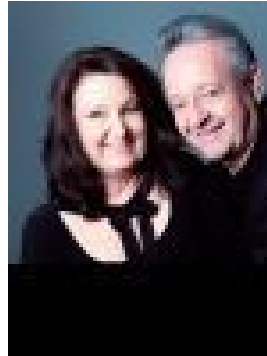
**Parkings: 3**

**Area: 849 m2**

**Type: House**



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## Contact agent

Cherished by its original owners for the past 51 years, and filled with a lifetime of happy memories, the time has now come for you to write this home's next chapter. Neat as a pin, and situated on a generous 849sqm block, this charming 3-bedroom, 1-bathroom family home is simply bursting with possibilities. MOVE IN and enjoy the existing home and huge backyard as is, RENT OUT and landbank the site for the future, RENOVATE and bring forward your own style or start afresh and REBUILD your dream home - the choice is yours! Set amongst house proud neighbours in a quiet family friendly street, the newly painted exterior and leafy manicured gardens work in harmony to create a great first impression. Greeted upon arrival by a huge, centralised entrance foyer, you're bound to fall in love with the home's character charm, including the polished hardwood floors, feature ornate ceilings and retro glass panelling. Warm, cozy and inviting, with picturesque garden views, to the left is a sizeable formal lounge, whilst adjoining is the formal dining room, with sliding doors out to a large front alfresco. The ideal spot for entertaining guests or simply sitting back and watching the kids play out front, the flexibility afforded is simply sublime. Upgraded to include sleek stainless-steel appliances, and featuring ample bench space, plentiful storage and enough room for a meals table, the country style kitchen is both neat and practical, whilst the adjoining family room offers plenty of space for the whole family to gather around. For those seeking even more space, at the rear is a multi-purpose sunroom/study, which transitions out to the huge, lush backyard. Remember the love and family values learnt by growing veggies with Nonno & Nonna, weekends spent making sausages, tomato sauce, wine and limoncello with the whole family, and the fun and laughter had afterwards devouring the home cooked? Well now is your opportunity to bring forward your own traditions and enjoy the huge outdoor patio, veggie patch, chicken coop and outdoor cooking facilities, just as the current family has done for years. For the budding car enthusiast, there is a huge freestanding brick garage and attached workshop, plus you also have double width vehicle access down the side for a boat, caravan or tradie vehicle. Back indoors, and privately tucked away in their own wing, each of the 3 bedrooms are a generous size, whilst the fully renovated bathroom is both sleek and practical. A well-equipped laundry and second W/C complete the picture. Perfectly positioned in a quiet, elevated pocket of Dianella, neighbouring prestigious "7 Hills" Estate, with parks, shops, schools and public transport all within easy reach, the prestigious Western Australian Golf Course nearby and CBD under 10kms away, you'll simply love living here! For further details, please contact Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email [mark@passmore.com.au](mailto:mark@passmore.com.au).\*\*\*Passmore Real Estate wishes to advise 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\*\*\*