

22 Valentine Avenue, Dianella, WA 6059



House For Sale

Thursday, 11 April 2024

22 Valentine Avenue, Dianella, WA 6059

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 384 m2

Type: House



Nigel Ross
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Offers in the \$700,000s

Nestled in a premium location and only walking distance away from a plethora of lush local parklands and the sprawling Dianella Regional Open Space - not to mention its exceptional dog park, children's play space and BMX facility, this character-laden 3 bedroom 1 bathroom street-front home evokes a warm and fuzzy feeling and is ready to be adored. The front yard is securely gated for peace of mind and plays host to a lovely lawn area where a future plunge pool or cubby house won't look out of place - overlooked by a pitched entry patio that encourages covered outdoor entertaining in complete privacy. Complete with built-in wardrobes, split-system air-conditioning and a ceiling fan, the spacious master is the obvious pick of the bedrooms. Both spare bedrooms have ceiling fans, whilst a stylish and fully-tiled bathroom has been impressively renovated to include a bathtub, showerhead, a toilet and heat lamps. What is essentially an open-plan living, dining and kitchen area wraps around for versatility and features a fireplace nook, direct front-yard access sleek white cabinetry and stone bench tops, subway-tile splashbacks, electric range-hood, hotplate and oven appliances and a quality stainless-steel dishwasher. This cleverly-revamped chef's hub is exactly where you want to be cooking - right at the heart and soul of it all. At the rear of the house, a tiled sunroom can be anything from a study or activity area to a fun play space for the kids. It also opens out to the most private of back patio decks for further tranquil entertaining, as well as benefitting from a servery nook off the kitchen. Also only walking distance away from your front doorstep are bus stops, the West Morley, Our Lady's Assumption and Infant Jesus Primary Schools, the Morley Galleria Shopping Centre, the Coventry Markets and the local YMCA Recreation Centre. Our vibrant Perth CBD is only 10km away and Perth Airport is just 15 minutes in the opposite direction - with the future Morley Train Station also nearby and very much within arm's reach. Contact Nigel Ross now to find out more about this charming residence. It will no doubt be a case of "love at first sight" - just you wait and see!

Features include, but are not limited to:-

- Securely-gated front yard and patio
- High ceilings
- Solid wooden floorboards
- Open-plan living and dining area
- Renovated kitchen - with stone bench tops and a dishwasher
- Rear activity/living room - with access out to the back patio deck
- Fully-tiled and renovated bathroom - with a toilet
- Updated laundry with storage and a separate 2nd toilet
- Split-system air-conditioning (including in the living area)
- Feature ceiling cornices
- Character ceiling roses
- Down lights
- Mirrored built-in robes
- White plantation window shutters
- Security doors
- Gas hot-water system
- Tool/garden shed for storage
- Double carport
- Quality aggregate driveway and exterior