

**23 Gordon Road West, Dianella, WA 6059**

**DUET**

**Sold House**

Thursday, 10 August 2023

23 Gordon Road West, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 852 m2**

**Type: House**



Craig Gaspar  
0862447860

## Contact agent

PLEASE NOTE FOR UP-AND-COMING INSPECTIONS: Please contact Craig Gaspar on 0413 929 999 or Declan Turner on 0415 723 838 to register your interest.

**THE FEATURES YOU WILL LOVE** A convenient location, a grand family home, and all the space you need! Situated on 852 square metres, this idyllic family home delivers an incredibly functional floorplan, comprising of multiple living spaces, study/5th bedroom, a light filled open-plan living area, and an entertaining space bound to excite. The perfect layout for a large family, the home has fantastic separation between living and accommodation. Entertaining will be a delight with a modern alfresco covering flowing directly out to the glistening inground swimming pool – space enough to host any number of guests and family alike. Top this off with secure parking for two cars, and enough driveway space for a boat or camper trailer, you will not need any more space!

**THE LIFESTYLE YOU WILL LIVE** Nestled into a family friendly pocket of Dianella, 23 Gordon Road West presents a fantastic locale to raise a family. With parks and reserves such as Dianella Regional Open Space scattered around, as well as Mount Lawley Golf Club, the walking options around Gordon Road West are endless. North Morley Primary is just 800 metres away. Whether it is a coffee at Pimlott & Strand, or laps at Terry Tyzack, residency here means you're spoilt for choice. Convenient entrance to Alexander Drive allows for great access both North and South. Take hold of all that Dianella has to offer, with this brilliantly appointed home!

**THE DETAILS YOU WILL NEED** Council Rates: \$2,630.27 per annum Water Rates: \$1,781.44 per annum Land Area: 852m<sup>2</sup>