

236 Grand Promenade, Dianella, WA 6059



House For Sale

Friday, 10 May 2024

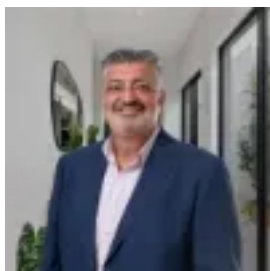
236 Grand Promenade, Dianella, WA 6059

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Theo Kouroulis
0411751377



Nik Zounis
0418913456

From \$929,000

HOME OPEN SATURDAY 11TH OF MAY - 12:15PM - 1:00PM Offered for the first time in over 50 years, this much treasured family home is ready for the next chapter. Ripe with potential and possibilities, is superbly located in one of Dianella's most well-known locales and offers an impressive landholding of 933sqm with a wide 21.73m street frontage. It is an excellent opportunity to explore the various options this unique property affords, you can renovate and extend, demolish and build your dream home, or landbank and enjoy a great rental income until you are ready to capitalise on its triplex development potential with a R30 zoning. Whilst deserving of some minor upgrades this well maintained three bedroom, one bathroom home still has a lot of life and love to give. A light and bright feel throughout and a functional layout, perfect for a comfortable and easy style of living. All bedrooms are located off the main hallway which then flows down to a sizable, open plan living, kitchen and dining area. There is also ducted air conditioning and roller shutters throughout. The exterior of the property has lush well established bore reticulated lawns and gardens, including a previously well cultivated fruit and vegetable patch PLUS a pizza oven! There are also two separate undercover workshop areas, providing excellent storage options. Parking will never be a problem again, with plenty of easily assessable off road parking plus a huge double lock up garage. In this fantastic central location, you have the advantages of being super close to Dianella Plaza and Galleria Shopping Centre, bus stop with a direct line to the city, the plethora of local business on Walter Rd, choice of public and private schools, recreational parks and the Perth CBD is only 7 km away. This property represents the ultimate in investment potential in a convenient location that provides comfort, convenience, and enjoyment. SCHOOLS NEARBY West Morley Primary School St Peters Primary School John Forrest Secondary College TITLE DETAILS Lot 12 on Diagram 14265 Volume 1282 Folio 908 LAND AREA 933 sqm ZONING R30 OUTGOINGS Water Rates: \$1116.31 PA Council Rates: \$1565.92 PA