

**255 Arthur Street, Dayton, WA 6055**

**AREA SPECIALIST**

**House For Sale**

Friday, 24 May 2024

255 Arthur Street, Dayton, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 299 m2**

**Type: House**



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## Offers

Its Addressed: 255 Arthur Street, Dayton Perfectly positioned in between both Dayton Primary School and a sprawling local park with a fantastic family picnic area that is only metres from its front door, this stylish 4 bedroom 2 bathroom single-level home encourages modern low-maintenance "lock-up-and-leave" living in a sought-after location – also close to majestic Whiteman Park and our picturesque Swan Valley. Gerbera Lane at the rear provides plenty of privacy, as well as easy access into a secure double lock-up garage for good measure. Out front, the entry courtyard splendidly overlooks the parkland treetops across the road. Internally, the open-plan family, dining and kitchen area is impeccably-tiled and has split-system air-conditioning, sleek stone bench tops, a breakfast bar for casual meals, tiled splashbacks and quality stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. The bedrooms are all carpeted for comfort, inclusive of a larger master suite with split-system air-conditioning, a walk-in wardrobe and its own intimate ensuite bathroom – shower, vanity, toilet and all. Also carpeted are a welcoming front lounge room and a separate study that can easily be converted into a fourth bedroom, if need be. Outdoors, a tranquil alfresco-entertaining area (off the living space) at the rear is nice and intimate – and complemented by backyard lawn and your own personal gate to the laneway. With other excellent schools, shopping centres, bus stops, major arterial roads and so much more within arm's reach, a sense of living convenience only adds to this impressive residence's magnificent appeal. Talk about easy to enjoy! Other features include, but are not limited to: Security-door entrance Double kitchen sinks – with quality tapware Double fridge/freezer recess – in the kitchen Built-in robes to the minor bedrooms Separate bath and shower in the main bathroom Separate laundry with linen storage and external/side access for drying Venetian blinds Down lights Easy-care gardens Internal shopper's entry from the garage Low-maintenance 299sqm (approx.) block