

# 271a The Strand, Dianella, WA 6059



## House For Sale

Thursday, 30 May 2024

271a The Strand, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 294 m2**

**Type: House**



Natalie Hoyer

0485833539

## EOI Buyer's from the High \$600's

Settle riiiiight in, don't just settle. If you're the kind of person who loves everything to have its proper place, you'll be totally sold on this 3x2 family home. Boasting a double lock-up garage with a nifty storage area, a walk-in wardrobe in the main bedroom, built-in wardrobes to the secondary bedrooms, cupboard space aplenty in the bathrooms and laundry, plus a decent pantry in the kitchen, you'll be in organisational heaven. We reckon you could also install a whole lot of shelves throughout the house, and maybe add in a buffet or bookcase or two if you have some big-time nesting feelings. And, hey, if you're actually the sort of person who prefers to throw stuff in a cupboard and never think of it again rather than someone who spends their time colour coding, labelling, and systemising everything (no judgement), this home will suit you too. Shut the door on clutter and spend your time on something else instead. Like chatting with mates out in the alfresco area. They won't mind whether the bottle of wine you're sharing was bought that afternoon or is from your curated collection. They'll simply appreciate your company. And the pretty garden surrounds (which are reticulated and low maintenance, by the way). Whatever your metrics and methods are for living a contented and comfortable life, this home measures up. Location-wise, you couldn't have planned for a more convenient and lovely spot to live in if you tried. If you've got a kiddo or two, there are no less than half a dozen schools within a 2km radius. And parks? There are more within walking (and riding, and skating, and scootering) distance than we could list here. But R.A Cook Reserve (800m) is where you'll want to be for sports of all kinds, including footy and cricket. For continued good times, have a swing at the golf club (2.1km), a roll at the bowls club (1.6km), or a play at Mighty Jungle (1.5km). Actually, that one's for the littlies but you get to enjoy a coffee or a bit of brekkie while they run amok. Speaking of coffee, Nogi Lane (250m) has you sorted for your daily brew or weekend brunch. And dinner options are plentiful with Cecchi's (2.7km), Django's (1.6km), Our Table (1.6km), and Naab (1.2km) all iconic local destinations. So now you're all set when it comes to your home and your neighbourhood. How good does that feel? Ready to tick all your boxes? Hit Natalie up now (call or email). Or rock up to the home open. \*\*\*\*\* Buyer's from the High \$600's are encouraged to come and inspect this property with all offers presented as received, and responded to on our before the campaign end date of 5:00pm Wednesday the 10th of June IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Lot Size: 294 sqm Build Year: Circa 2008 Council Rates: \$1,879.84 per annum approximately Water Rates: \$1,374.07 per annum approximately No Strata Fees & No Strata Meetings