

**31 Linden Street, Dianella, WA 6059**

**Max Comben Group**

**House For Sale**

Wednesday, 24 April 2024

31 Linden Street, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Jackie Tomic  
0400988358

**From \$999,000**

FIRST TIME OFFERED TO THE MARKET, TIMELESS FAMILY TREASURE, DIANELLA HEIGHTS LOCATION! This much loved and impeccably maintained home has been treasured by its owners since they built it in 1967 but the time has come for another family to create their own happy memories and enjoy what this home has to offer. This is an exceptionally appointed home and offers everything you need for comfortable family living both within the space of the home and the conveniences of local amenities. Nestled on 825sqm prime land in a desirable location surrounded by parklands and a short walk to the popular Dianella Heights Primary School, Pimlott & Strand cafe as well as bus transport direct to the Perth CBD. Built to last, this timeless style home radiates charm and a relaxed ambience. Graciously proportioned throughout with versatile indoor and outdoor living options, 5 plus secure car parking spaces and much more. You will also appreciate the benefits of a drive through access to the lockup garage/workshop, solar power, solar hot water system, beautifully decked entertaining areas and easy-care bore reticulated lawns and gardens. Presenting a harmonious blend of practicality, charm and privacy, it showcases a gated entry, 2 separate living zones to accommodate flexible family living. Positioned between the living areas is a practical kitchen complete with ample storage and quality appliances. There are 4 spacious bedrooms (3 bedrooms with built-in robes and ceiling fans and 2 bedrooms with split system air conditioning), 2 well designed quality bathrooms and a party sized decked entertaining area embraced by tranquil lawns and gardens. A truly beautiful space to relax and host family gatherings. This impeccable home with its serene ambience will provide a perfect private sanctuary for any family and especially those needing versatile living spaces, privacy, security, and parking facilities. Contact Jackie Tomic 0400988358 or jackie@maxcombengroup.com to arrange your private viewing... FURTHER FEATURES AND DETAILS INCLUDE BUT NOT LIMITED TO:

- Desirable Dianella Heights location, is within a short walk to Dianella Heights Primary School, public transport, Pimlott strip of shops/cafe and quick access to nearby arterial roads as well as Reid Highway. Close to several shopping centres and approximately a 20-minute drive to the CBD, northern beaches, Swan Valley and airports.
- Expansive formal lounge and dining with built in cupboards
- Spacious family room with access to the decked patio entertaining area and a gas Log Fire feature heater for cozy winter days to unwind, relax and share quality family time
- Ideally appointed between the formal and informal living zones is a practical kitchen with ample cupboard and bench space which adjoins to the second dining area and the family room
- 4 cozy bedrooms, each providing a personal retreat for relaxation and rest, 3 bedrooms have built-in robes and ceiling fans, 2 bedrooms have split system air conditioning
- Master bedroom with built-in robes, ensuite with walk-in shower, twin basin vanity with stone benchtop and a separate toilet which also has a separate bidet
- 4th bedroom/multipurpose room is located away from the other bedrooms with both internal and external access and adjoining a private decked outdoor area which is ideal as a home office, or kid's playroom
- 2 bathrooms with stone top to vanity, family bathroom with bath and shower
- 3 x split system air conditioning units
- Enticing decked outdoor entertaining area unfolds to the tranquil lawns and gardens providing a beautiful space to relax, unwind and host family gatherings
- Secure parking for 5 plus cars (electric gated double carport, additional driveway spaces leading to the lockup garage, accommodating multiple vehicles with ease)
- Solar power and solar hot water system
- Easy care bore reticulated 825sqm premium land
- Less than 8km from Perth CBD
- Water \$1,336.25
- Council \$1,828.99