

# 32A Collingwood Street, Dianella, WA 6059



## Sold House

Sunday, 13 August 2023

32A Collingwood Street, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nigel Ross  
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Joe Cipriani  
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**\$435,000**

First-home buyers, down-sizers and astute investors will all be left impressed by what this neat and tidy duplex half has to offer, including its quiet street location and generous backyard size. A fantastic outdoor patio-entertaining area splendidly overlooks the lovely rear lawn and adjacent paved courtyard that is ideal for sitting and tranquil contemplation. A delightful white picket fence and gate beyond that privately secure an additional entertaining deck, another courtyard and a lemon tree, as well as heaps of room for a trampoline for the kids - plus a corner garden shed for external storage. Inside, low-maintenance timber-look flooring graces an open-plan living, dining and renovated-kitchen that is air-conditioned for complete comfort. It also has a gas bayonet for heating, right beside a sleek white range hood, a ceramic cooktop, an under-bench oven and feature subway-tile splashbacks, right up to the ceiling. The matching floors continue into both bedrooms, where you will also find split-system air-conditioning units and ceiling fans. The modernised bathroom plays host to a walk-in rain shower, heat lamps, a powder vanity, under-bench storage and more. The laundry has also been updated to include over-head and under-bench storage cupboards and stylish tiled splashbacks. A plethora of picturesque local parklands - including the sprawling Dianella Regional Open Space - sit within easy walking distance of your front doorstep, with the local BMX track, community sporting facilities, North Morley Primary School, the Wellington Village shopping precinct and various bus stops also only a matter of footsteps away. Also nearby are Morley Senior High School, further shopping options at the Galleria, Coventry Village and Noranda, the future Morley Train Station and major arterial roads - for easy access to the coast, the city, Perth Airport and even our famous Swan Valley wineries, breweries and restaurants. This is where serenity, space and convenience all meet in the middle. Contact Nigel Ross or Joe Cipriani today to find out more about this absolute gem of a residence! Features include, but are not limited to:

- 2 bedrooms
- 1 bathroom
- Split-system air-conditioning to the open-plan living/dining/kitchen area
- Gas bayonet for extra warmth
- Revamped kitchen and bathroom spaces
- Electric cooking appliances
- Both bedrooms with ceiling fans and split-system a/c units
- Separate laundry - with backyard access - off the living area
- Outdoor patio entertaining
- Spacious backyard with lawn, courtyards, decking and a shed
- Rear lemon tree
- Down lights
- Feature ceiling cornices
- Tall feature skirting boards
- Land component of approx 400sqm (shares a land parcel of approx 809sqm with adjoining neighbour)