

**35/61 Waverley Street, Dianella, WA 6059**



**Apartment For Sale**

Thursday, 9 May 2024

35/61 Waverley Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Nadija Begovich  
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Dan Broad  
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## Offers from the mid \$600,000's

The Perth Property Co. is ecstatic to present 35/61 Waverley Street, Dianella. A smart and trendy three bedroom, two bathroom, two car bay apartment in the stylistic 'Dianella Apartments' building that offers low maintenance and sophisticated urban living yet offers plenty of space and modern comforts to nurture and enlighten the soul. Developed and created by the much trusted and experienced Finbar Group, this home, with all its sophisticated quality features and amenities, provides a great opportunity for those seeking to downsize, first time buyers or the clever investor (with potential rental return +\$800PW). Part of a secure strata community, this well-maintained complex includes a modern entrance and lobby, Solar heated swimming pool, fully equipped gym and sauna, community common room with kitchen, multiple common outdoor entertaining areas, secure lockable storage rooms, and security parking with automated gates. The apartment is located on the ground floor in the Western building of the complex. Entering this apartment and you discover a bright open plan kitchen-dining-living zone. The kitchen is a well-conceived functional space with stone waterfall benchtops, quality appliances, like dishwasher, under bench oven, electric cooktop and rangehood, dual sink and plenty of cupboard and pantry space. The dining-living space is a good size and is light filled thanks to the big glass sliding doors which give access to the very large and private courtyard. Off the main living area is found three good sized bedrooms. Bedroom one has a walk-through robe leading to a handy ensuite offering vanity with ceramic basin, ceramic WC, and big shower recess. Both bedroom two and three offer built-in mirrored robes and convenient to them is the second bathroom with large shower, stone vanity top, ceramic basin, and WC along with laundry facilities. The apartment features RC air-conditioning in the main living and each bedroom, downlights, discrete window treatments, hybrid timber floors to main living areas and carpets to the bedrooms, double car bay and storage room plus access to all the amazing facilities at Dianella Apartments and outstanding amenities surrounding its position near Dianella Plaza. So, whether you are a first-time buyer, downsizer, investor or just wanting to upgrade to an urban lifestyle, this apartment offers tremendous appeal. Contact Nadija 0417 903 990 or Dan 0422 422 216 to book a viewing. Other Information: Built 2021 Size 200sqm Strata Rate \$1103.05 PQ Council Rates \$1834.84 Water Rates \$1323.79 Approximate Distances: Dianella Plaza 250m Our Lady of Assumption School 400m Sutherland Dianella Primary 900m CBD 7.3km Disclaimer: The information provided in this advertisement is for general information purposes only and is based on information provided by the Seller and may be subject to change. School zones may also change. No warranty or representation is made by the agency as to the accuracy of the above information (including school zoning) and interested parties should make their own independent enquiries.