

# 377 Crawford Road, Dianella, WA 6059

**GERARD BUTLER**  
AND ASSOCIATES

## House For Sale

Friday, 22 March 2024

377 Crawford Road, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 862 m2**

**Type: House**



Karl Butler

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## From \$1.3M

Superbly positioned on the Inglewood border in a highly sought after street, only a short walk to Mount Lawley Golf Club, Terry Tyzack Aquatic Centre, gym, multiple parks, schools, shops and transport, this home and exceptional development site is not to be missed. This circa 1954 home is a rare find and is one of the few properties that bounds parkland to the rear, the home includes 3 bedrooms, lounge room, meals, sunroom, drive through access and garage/workshop to rear, bore reticulation and more. Covering 862sqm this R30 zoned site has an 18.29m frontage and a length of 47.23m. The property includes the potential to retain & subdivide or demolish and subdivide, subject to Western Australian Planning Commission, Council, and all other regulatory authority approvals. Don't Delay - this prime development site and home is purchased in 'AS IS' condition and is on the market to be SOLD! The following features are included: Separate entry 3 Bedrooms 1 Bathroom with separate bath and shower Master bedroom with ceiling fan Spacious lounge room with fireplace and reverse cycle air conditioning Separate meals adjacent to lounge Sunroom with aspect to rear Kitchen with ample cupboard and bench space, and overhead cupboards Electric freestanding stove with 3 burner cooktop and oven Auto bore reticulation Electric instantaneous hot water system Security doors Drive through access to rear Workshop/garage Land area - 862sqm Frontage - 18.23m Length - 47.23m Zoned R30 Built 1954 To view contact: Karl Butler 0419 046 395 Please note, although the best efforts have been taken to validate all the information provided in relation to this property and more particularly, meterage's, areas, zoning and development potential, the buyer must ensure they do their own due diligence prior to submitting an offer.