

396A Crawford Road, Dianella, WA 6059

GERARD BUTLER
AND ASSOCIATES

House For Sale

Wednesday, 8 May 2024

396A Crawford Road, Dianella, WA 6059

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 426 m2

Type: House



Karl Butler

0892754444

From \$1.8M

Individually designed by Mark Anthony Design, this beautifully appointed and superbly crafted green title 2 story home is exceptional. Properties of this caliber, size (412sqm under main roof) and location are rare, and includes 4 bedrooms, 3 bathrooms, 4 WC's, study, lounge, open plan living, dining, chef's kitchen, spacious theatre, quality fixtures throughout, alfresco with built in barbeque and sizeable rear yard all on a 426sqm block. Located in a highly sought after street on the Inglewood border, only a short walk from the Mount Lawley Golf Club, parks, pools and gym, this home provides the perfect balance between lifestyle, location, and accommodation. The following features are included: Double brick and colorbond construction Separate entry with video intercom 4 Bedrooms all with sheer curtains and built in or walk in robes Master bedroom with feature niches, lighting, large fitted walk in robe, ensuite with double showers, double vanity basins and separate toilet 3 Bathrooms all with full height tiling (main with separate bath and shower) Separate powder room to ground floor 4 Toilets Study with built in cabinets Drop zone near staircase Lounge with built in cabinets, sheer curtains, and feature glass doors Spacious theatre to first floor with built in bar Open family room with sheer curtains, gas bayonet and aspect to rear Separate meals adjacent to kitchen with access to rear Chef's kitchen with extensive cupboard and bench space, double sinks, stone tops, pantry/scullery, integrated dishwasher, glass splash back, rangehood, microwave recess, fridge recess with water connection, and breakfast bar Double electric ovens oven 5 Burner gas cook top Quality fixtures and fittings throughout Polished timber floors (Marri) Alfresco under the main roof with polished concrete floors, ceiling fan, radiant heater, cedar lined ceiling, built in barbeque, sink and cabinetry Ducted reverse cycle air conditioning (6 zones) Insulation Alarmed security system Gas instantaneous hot water system Automatic mains reticulation Washed aggregate concrete to front Double automatic garage with store area House - 412sqm under the main roof Land - 426sqm (Green Title) Water rates - \$1,820p.a Council rates - \$2,650p.a (approx.) Built 2011 To view contact Karl Butler 0419 046 395