

# 4 Smith Street, Dianella, WA 6059

## House For Sale

Friday, 17 May 2024

4 Smith Street, Dianella, WA 6059

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Drew Hancock  
0892722488

## UNDER OFFER

Are you seeking your next retain and build development site (\*STCA) or something to landbank for the future? Then look no further than this outstanding 1,012 sqm GREEN TITLE block, Zoned R25. This Dianella gem has four bedrooms, one and a half bathrooms and lots of room to roam. You won't find another retro home on the market as good as this! Situated on 1012m<sup>2</sup> in a rapidly developing pocket of Dianella, this conveniently located property is in close proximity to a host of local schools, amenities and shopping centres. With R25 zoning and duplex development potential (STCA\*), the opportunities for this home are suited to all kinds of buyers. In pristine condition, 4 Smith Street also features a large front room living area, functional kitchen, second living area to the rear and an expansive outdoor area ideal for a large family. With the very best of family living, development potential and retro Dianella design, this is the opportunity you have been waiting for! For sale now with Drew Hancock of Beaucott Property, contact Drew on 0411 870 780 to arrange an inspection of your next potential home. Features: 4 bedroom, 1 and a half bathrooms property on 1012m<sup>2</sup> of prime Dianella land Lock up garage with separate undercover carport Lock up shed to the rear of the property Pristinely kept brick and tile home Parquet Floors in entrance and hallway 3 X Reverse cycle A/C 3 X Gas Bayonet R25 zoning with duplex potential (STCA) A short walk to the Infant Jesus School Approx. 200m from Peters Place Reserve Approx. 600m from Morley Primary School Approx. 800m from Coventry Markets 1km to the Morley Bus Station 1.2km to the Morley Galleria shopping centre 1.5km Dianella Plaza Approx. 8.5km from Perth CBD\*STCA: Subject to all necessary council approvals. Buyers are required to make their own enquiries with the relevant authorities in relation to any plans for improvement or future development. Approx. Rates: Water: \$1,181.40 Council : \$1,625.21