

421A Light Street, Dianella, WA 6059

Realmark

Unit For Sale

Wednesday, 7 February 2024

421A Light Street, Dianella, WA 6059

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 521 m2

Type: Unit



Roberta Ceresa
0435935999

Set Date Sale

What we love On a spacious 522m² block, this delightful residence welcomes the perfect harmony between suburban tranquillity and urban accessibility. The lifestyle you will live includes easy access to public transport, sporting facilities, shopping, dining, parks, excellent schools and even great cafes just moments away. So close to both Dianella Plaza and Morley Galleria shopping centres, this property boasts an enviable location. The vibrant Perth CBD is just 8km from your doorstep. Aside from a prime position, the one thing that this beautiful home does encourage is low-maintenance. The practical layout ensures efficiency in daily living, and it presents an opportunity for personalisation to suit your preferences. Featuring an open-plan family, kitchen, and dining area. The formal lounge offers an inviting space for quiet evenings, while the outdoors with a sizeable alfresco and backyard provides the perfect backdrop for relaxation and outdoor activities, offering the potential for your gardening aspirations.

What to know: This home features:

- Open-plan kitchen, dining, and family area
- Separate formal lounge room
- 3 good-sized bedrooms with built-in wardrobes
- 1 semi-ensuite bathroom with a bathtub and shower
- Laundry with separate toilet
- Alfresco area, perfect for your relaxing morning coffees or evening drinks
- 2 split air-conditioning
- Gas bayonet for heating
- Separate external brick storeroom
- Tandem carport for 2 cars and private driveway.

Other particulars:

- Strata plan of only two lots with NO strata fees.
- Water rates \$1,274 p/a (period 01.07.2023 to 30.06.2024)
- Council rates \$1,693 p/a (period 01.07.2023 to 30.06.2024)
- Land Size 522 sqm
- Year built 1991

With a fixed term lease agreement in place until mid-March 2024, this property is currently occupied by an outstanding tenant who has expressed interest in extending their lease, pending the arrival of an acute investor. Seize the opportunity to acquire a property with a dependable rental income stream.

Who to talk to: To find out more about this property, contact Roberta Ceresa on 0435 935 999 or rceresa@realmark.com.au.

Set Date Sale: All offers to be presented on Monday, 4th March 2024 at 5pm, unless sold prior. The Seller reserves the right to accept an offer prior to the SDS.

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