

**44 Elsegood Street, Dianella, WA 6059**

halyn property

**Sold Villa**

Friday, 29 March 2024

44 Elsegood Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 108 m2**

**Type: Villa**



Brian Lynn

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**\$551,000**

As far as contemporary low-maintenance "lock-up-and-leave" living goes, it simply doesn't get any better than this sublime 3 bedroom 2 bathroom street-front residence that occupies a prime corner position with convenient - and secure - gated access from the road, plus entry into its own double lock-up garage via a separate driveway. The enclosed entrance courtyard not only leads you to the front door, but also reveals a private outdoor alfresco-entertaining area with a timber-lined ceiling, a fan, pull-down shade/café blinds and sliding-door access to and from a fantastic open-plan living and dining area - complete with two internal ceiling fans of its own, as well as gleaming wooden floorboards that offer some polish and a nice finishing touch. Incorporated into the main hub of the design is a modern and tiled kitchen with sleek stone bench tops and tiled splashbacks, double sinks, a range hood, gas cooktop, separate Bosch oven and a quality stainless-steel dishwasher for good measure. The pick of the sleeping quarters is a huge master-bedroom suite, where generous floor-to-wall-to-ceiling built-in wardrobes complement an intimate ensuite bathroom with a toilet, vanity and shower. Walk to restaurants, bus stops, lush local parklands, medical facilities, schools (including the Australian Islamic College and Our Lady's Assumption) and food and shopping at Dianella Plaza from here, with the likes of the Terry Tyzack Aquatic Centre, the Mount Lawley Golf Club, Mount Lawley Senior High School, Edith Cowan University's Mount Lawley campus, cafes and restaurants along Beaufort Street, more shopping at the Galleria, the heart of the Perth CBD and so much more either footsteps or only a matter of minutes away themselves. Now this is a location you will certainly learn to love quite quickly! Other features include, but are not limited to:

- Split-system air-conditioning and gas-bayonet heating in the kitchen
- Double-door storage pantry in the kitchen
- Ceiling fans in the master and 3rd bedrooms
- Split-system air-conditioning to the master suite
- Split-system air-conditioning in the 2nd bedroom
- Full-height mirrored built-in robes in the 2nd bedroom
- Separate bath and shower to the main bathroom
- Practical laundry with under-bench storage and security-door access outside, for drying
- Shadow-line ceiling cornices
- Down lights
- Feature skirting boards
- Instantaneous gas hot-water system
- Easy-care gardens
- Alarm System

Council Rates: \$1,725.87 p/ annum (approx.)  
Water Rates: \$1,305.33 p/ annum (approx.)  
Strata Levies: \$356.67 p/ quarter (approx.)