

**44A Pola Street, Dianella, WA 6059**

**Sold House**

Wednesday, 23 August 2023

44A Pola Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 259 m2**

**Type: House**



Karl Butler  
0892754444

**\$682,000**

From \$669,000 **PRIME LOCATION - STREET FRONT HOME** Positioned in a highly desirable street on the Bedford border, only a short walk to Wake Pola Reserve and minutes from cafes, restaurants, transport, Dianella Centro, Morley Galleria and Coventry markets - this very tidy street front home is not to be missed. Perfect for those seeking lifestyle and convenience and offering 3 bedrooms, 2 bathrooms, separate lounge, open plan living and meals, spacious kitchen, alarm security, ducted air conditioning, double auto garage and more. **Don't Delay - This Home is Priced to SELL!** The following features are included: Double brick and tile construction Separate entry 3 Bedrooms all with built in robes Master bedroom with built in robe, ensuite, toilet and shower 2 Bathrooms, main with separate bath, shower, and full height tiling Lounge room adjacent to entry with gas bayonet and reverse cycle air conditioning Spacious kitchen with ample cupboard and bench space, double sink, pantry, dishwasher recess, microwave recess, rangehood, tiled splash back, overhead cupboards, fridge recess, and breakfast bar Electric wall oven and grill 4 Burner gas cooktop Open plan family and meals with gas bayonet, reverse cycle air conditioning and access to rear entertaining Ducted evaporative air conditioning Alarmed security system Security doors Gas instantaneous hot water system Automatic mains reticulation Private courtyard to rear with pergola Double automatic garage House area under main roof - 161 sqm Land area - 259sqm Water rates - \$1,313p.a Council rates - approx. \$1,850p.a No strata levies Sought after location Built - 2000 To view contact Karl Butler: 0419 046 395