

**46 Moore Street, Dianella, WA 6059**



**Sold House**

Saturday, 9 March 2024

46 Moore Street, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



Joe Cipriani  
0417948078

**\$1,150,000**

HOME OPEN CANCELLED - UNDER OFFER BY JOE CIPRIANI! Be impressed by this near new 2010 built family home, situated on a quiet tree-lined street in this highly sought-after popular location in Dianella! Offering an outstanding lifestyle opportunity for those wanting low maintenance living without compromising quality or location. Beautiful floor plan and purpose built with plenty of well thought-out space, and style for the extensive list of features on offer. This quality four-bedroom family home offers modern living with all the must haves... Explore the many attributes featuring premium finishes throughout, while the spacious open plan living area layout is flooded with natural light and provides versatile areas to accommodate a busy family with living requirements. The dream kitchen is spacious, situated at the heart of the home and will absolutely impress the fussiest of home chefs lavishly appointed with Essa Stone benchtops & Bosch stainless steel appliances, glass splashbacks, ample built-in storage and plentiful counter space... this is bound to be a crowd pleaser. The open plan living layout elegantly opens out to a spacious alfresco area and courtyard from the lounge. What a bonus... the upstairs lounge offers that extra living and media space for the kids to enjoy privacy with their friends. The large theatre room is ready for family movie nights positioned at the front of the home, away from the living area. Complete with blackout blinds and sound proofing, it is designed as a genuine theatre space where you can deck it out to suit your needs. Ascending the timber lined staircase the upper floor features 3 good sized bedrooms featuring hybrid wood floors, all with built-in robes, semi-ensuite bathroom with separate shower and bath, separate W/C plus a spacious living area with balcony to watch the sunset. The well-designed layout ensures every family member has their own private space in this home. The master bedroom is downstairs which is spacious and has its own appointed en-suite. Plus, there's the quality fixtures & fittings and large walk-in robe. Situated in close proximity to everything with Dianella Plaza close by, including a number of restaurants, cafes, and local shops. A great choice of schools, with Dianella Family Practice close by plus Morley Galleria Shopping Centre and the Coventry Markets not too far also. The vibrant Perth CBD is only 10km away too and you are less than 15 minutes from Perth Airport by car... location, location, location! To avoid missing this outstanding opportunity, contact selling agent Joe Cipriani on 0417 948 078 and present your best offer, you won't be disappointed.

**QUALITY FEATURES LIST:**

- Built 2010.
- Open plan living and dining area with outdoor alfresco
- Large theatre room
- Second upstairs lounge
- Generous sized covered alfresco plus lawn area
- Chef's kitchen with an abundance of built in cupboards
- Quality stainless steel appliances
- Master bedroom larger than average with walk in robe and en-suite
- Three larger than average bedrooms upstairs with built-in robes
- Good sized second bathroom
- Separate powder room
- Laundry with built in linen cupboards
- Sleek and modern vogue décor with blinds throughout
- Abundance of cupboard and storage space through the home
- Double lock up garage with panel lift door and storage space

**OTHER FEATURES:**

- 4.5 KW 10 panel solar system
- Sydney Blue Gum timber flooring
- High ceilings & LED lighting throughout
- Essa Stone benchtops & Bosch stainless steel appliances
- Quality tiling throughout and wooden floors to bedrooms
- roman blinds upstairs & roller blinds downstairs
- Alarmed security system
- Fujitsu fully ducted reverse cycle air-conditioning
- Hermann gas hot water storage systems

Block: 325m<sup>2</sup> House: 210m<sup>2</sup> Built: 2010