

**46A Waverley Street, Dianella, WA 6059**



**Sold Villa**

Friday, 10 November 2023

46A Waverley Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 220 m2**

**Type: Villa**



Caro Cunningham

0409992889

**\$540,000**

Nestled in the popular suburb of Dianella is this charming 1960's residence boasting three bedrooms and one bathroom. With its elegant timber flooring, high ceilings, open living space, and expansive grassy courtyard, this property presents an array of opportunities for first-time homeowners, investors, and those yearning for the convenient Dianella lifestyle. The interior welcomes you with a delightful contrast between pristine white walls and gleaming polished floorboards. Natural light streams in, creating an inviting ambiance in the main family area, seamlessly flowing into the adjacent dining space. The kitchen is bright and well-equipped, offering plenty of benchtop space. Storage is abundant, with overhead and under-bench cabinetry along with a convenient built-in pantry. The kitchen, including a dishwasher, canopy rangehood, and a freestanding gas cooktop and oven. The master bedroom impresses with its built-in cabinetry, ensuring your clothing storage needs are well met. Stay comfortable during warmer months with the ceiling fan, while roller shutters provide both security and added climate control. The second bedroom, generously sized, also features roller shutters and looks out to the courtyard. The third bedroom, versatile in its utility, includes air-conditioning and can easily transform into a study or playroom as required. The functional bathroom encompasses a mirrored cabinet, shower, and a single vanity with basin. Savor the mornings with a leisurely coffee in the sunny courtyard, offering a serene space for relaxation and even accommodating your four-legged companion. Additional storage is provided by a lock-up shed, catering to your needs for housing tools, bicycles, and more. To register your interest in acquiring this fabulous home, contact Caro Cunningham on 0409 992 889 today. Features include:- 3 bed, 1 bath, single carport home - 220sqm land, 73sqm living space - Front freestanding villa in a complex of only three - Tiled laundry with room for washer and dryer - Grassed courtyard with garden shed and gate access - Additional external lock-up storeroom - Polished floorboards - Roller shutters to most windows - Dishwasher Location Highlights:- 380m to Dianella Plaza - 2.1km to Westfield Galleria Shopping Centre - 1.2km to Sutherland Dianella Primary School - 345m to Our Lady's Assumption School - 2.4km to John Forrest Secondary College - 1.4km to Terry Tyzack Aquatic Centre - 3.2km to Bayswater Waves - 380m to bus route on Grand Promenade - 2.5km to Edith Cowan University Mount Lawley Outgoings (Approx.) Council Rates: \$1,558.67 pa Water Rates: \$1,031.55 pa Strata Levy: \$744.58 pa