

48 Gifford Way, Dianella, WA 6059

Max Comben Group

House For Sale

Thursday, 25 January 2024

48 Gifford Way, Dianella, WA 6059

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 797 m2

Type: House



Jackie Tomic
0400988358

Around \$1,400,000

4th Sunday 1:00-1:30 11th Sunday 1:00-1:30 18th Sunday 1:00-1:30 All offers around \$1.4 Mill will be presented on or before the 21st of February 2024 unless sold prior. The seller reserves the right to accept an offer prior to the campaign end date. Welcome to 48 Gifford Way, a home of grand proportions, prestigious location and all the desirable essentials for a contemporary family lifestyle. This magnificent single level home will provide a perfect sanctuary for families of all ages! Nestled on 797sqm premium land, the home offers a welcoming private ambience, extensive living spaces and sparkling in-ground pool to enjoy over Perth's long summer days. This quality-built home with a well thought out gracious floor-plan (over 332sqm), provides a perfect balance between lifestyle and accommodation. Classic in design, for appreciators of quality and charm, yet effortlessly convertible to your own style and needs. It showcases a wide and interconnecting entry hall which leads you into an enticing bright interior that adjoins with the tranquil outdoors. There are 4 king sized bedrooms (one currently used as a library) plus home office nook with built in furniture, 2 well-appointed spacious bathrooms, 2 separate living zones and much more. A perfectly appointed and well-designed kitchen complete with substantial storage cupboards, large walk-in pantry, quality appliances and stone bench tops which overlooks the open plan living, alfresco and the pool area. You will also love the ambience of the expansive open plan living space with a wall of glass combining windows and doors to optimise natural light and seamless connection with the serene outdoors. An ideal place to unwind, relax and share quality family time. Lifestyle is the key and family fun times are sure to be a success in this sparkling below ground pool, complemented by a spacious alfresco with cedar ceiling and ceiling fan for added comfort. Located in the prestigious "Golden Triangle" and positioned metres from Breckler Park, a short walk to Carmel and Sutherland schools and public transport. The WA Golf Course, a choice of shopping centres, Terry Tyzak Aquatic Centre, Yokine Reserve and ECU are just few minutes' away and less than 7km to the CBD. This gorgeous family residence with a delightful blend of elegance, space and a relaxed atmosphere along with its enviable location is sure to enhance your family comfort and lifestyle. Make it yours today! Contact Jackie Tomic 0400 988 358 or jackie@maxcombengroup.com THIS HOME HAS IT ALL! FEATURES AND SPECIFIC HIGHLIGHTS INCLUDE:

- Welcoming private ambience, beautifully appointed living spaces, enviable location, space and features in abundance for the ultimate family lifestyle
- Wide entry hall with coffered ceilings and solid timber flooring leads to an impressive open plan living and dining with seamless connection to outdoor entertaining and pool area
- Huge formal lounge/ media room
- Perfectly appointed and thoughtfully designed kitchen with considerable storage cupboards and bench space, walk-in pantry, stone bench-tops and quality appliances
- Delightful open plan living zone with instant connection to tranquil outdoors, solid Jarrah timber flooring and built in gas Log Fire feature heater for added comfort
- 4 king-sized bedrooms (3 with walk-in robes), one currently used as a library
- Massive Master Suite with a huge walk-in robe, ensuite with separate shower, spa bath, vanity and separate WC
- Well-appointed family bathroom adjacent to a communal powder room
- Large laundry with ample storage options
- Private outdoor entertaining alfresco with ceiling fan overlooking the sparkling pool, a perfect place to relax or dine with family and friends
- High ceilings
- Ceiling fans in all bedrooms, open plan living and alfresco
- Sound speakers
- Ducted reverse cycle air-conditioning
- 2 car garage with internal access
- Garden shed
- Below ground pool
- Generous rear yard
- Water feature with Koi Fish to the side of the house
- Variety of citrus fruit trees to the side of the house
- Private front yard screened from the street by low maintenance hedge
- Building 332sqm
- Easy care 797sqm premium land
- Quality built by Don Russel in 2004

Be sure not to miss out as homes of this calibre in this location are in high demand...