

# 483 Lennard Street, Dianella, WA 6059

## House For Sale

Wednesday, 12 June 2024

483 Lennard Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 875 m2**

**Type: House**



Karl Butler  
0892754444

**From \$849,000**

All offers are to be submitted by 6:00pm (WST) Tuesday the 2nd of July 2024 and the Seller reserves the right to accept any offer prior to this date without notice. Conveniently positioned a short drive to Dianella Centro, Morley Galleria, Coventry Markets, multiple parks, schools, shops and transport, this tidy home and exceptional development site is not to be missed. Built in 1962, the home includes 3 bedrooms, spacious living, country kitchen, study, sitting room, drive through access to rear, large patio and undercover entertaining area, workshop/storage shed, and more. Covering 875sqm this R25 zoned site has an 18.1m frontage and a length of 48.36m. The property includes the potential to retain & subdivide with some modifications or demolish and subdivide, subject to Western Australian Planning Commission, Council and all other regulatory authority approvals. Don't Delay - this prime development site and home is purchased in 'AS IS' condition and is on the market to be SOLD! The following features are included: Double brick and tile construction Separate entry with security door 3 Bedrooms all with robes and ceiling fans Master bedroom with built in robe and reverse cycle air conditioning 1 Renovated bathroom with hobless shower Separate toilet and 2nd shower in laundry Living room adjacent to entry with ceiling fan Study Country kitchen/meals with ample cupboard and bench space, double sinks, microwave recess, rangehood, tiled splash back, and overhead cupboards Electric wall oven 4 Burner gas cooktop Sitting room with reverse cycle air conditioning and access to rear Automatic reticulation Gas instantaneous hot water system Large patio and undercover entertaining area to rear Single carport with drive through access Workshop/shed to rear Land area - 875sqm Frontage - 18.1m Zoned R25 Built 1962 To view contact: Karl Butler 0419 046 395 Please note, although the best efforts have been taken to validate all the information provided in relation to this property and more particularly, meterage's, areas, zoning and development potential, the buyer must ensure they do their own due diligence prior to submitting an offer.