

**494 Lennard Street, Dianella, WA 6059**



**House For Sale**

Friday, 3 May 2024

494 Lennard Street, Dianella, WA 6059

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 995 m2**

**Type: House**



Tyrone Ha  
0402193007



Manish Malik  
0421124494

## Expression of Interest

This family adobe boasts four bedrooms, one bathroom, and two additional WC facilities. With high ceilings and solid brick construction, it provides a sturdy and spacious living environment. The open plan kitchen and meal area features jarrah floor boards, adding a touch of elegance to the space. For comfort, the house is equipped with multiple split air conditioning units to ensure a pleasant environment all year round. The spacious bathroom has been charmingly renovated, showcasing floor-to-ceiling wall tiles that enhance both the aesthetics and functionality of the room. In addition to the main living areas, the house offers a separate games room, providing a designated area for leisure and entertainment. Practical amenities such as a laundry room and an extra toilet tucked away in the back corner further contribute to the convenience and functionality of this property. This property is ideal for those seeking to capitalise on its potential for development with a generous 20m frontage, set in a rectangular configuration. Zoned R25, it holds significant potential for subdivision, subject to council approval. A strategic approach would involve retaining the existing front house while subdividing the rear vacant block, maximising the property's value. Current market conditions indicate a strong rental demand, with a projected appraisal ranging between \$650 to \$700 per week. Considering these factors, prudent investors are urged to act decisively and explore the possibilities offered by this prime real estate asset.

Features:

- 995m<sup>2</sup> canvas with 20m frontage on a rectangular configuration
- Zoned R25 subdivision potential STCA
- High ceilings
- Solid jarrah floorboards
- Multiple split air conditioning units
- Open plan kitchen / meals
- Renovated spacious bathroom
- Council Rates \$1,585 pa (approx.)
- Water Rates \$975 pa (approx.)

Nearby:

- Dianella Plaza Shopping Centre, Morley Galleria Shopping Centre
- West Morley Primary School, John Forrest Secondary College
- Dianella Reserve Park
- Perth CBD less than 10km
- Mount Lawley Golf Course

Please note: The property is to be sold "AS IS AS SEEN" Tyrone Ha 0402 193 007  
tyrone.ha@firstclassrealtywa.com.au Manish Malik 0421 124 494 manish.malik@firstclassrealtywa.com.au

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