

504 The Strand, Dianella, WA 6059



House For Sale

Thursday, 7 December 2023

504 The Strand, Dianella, WA 6059

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 774 m2

Type: House



Philip Dikolli
0405760688

EXPRESSIONS OF INTEREST

MORE PICTURES COMING SOON! Perfectly positioned in one of Dianella's most sought-after and convenient pockets, this RARE, 774SQM DUPLEX POTENTIAL* CORNER BLOCK is not to be missed! Offering a plethora of opportunities for the astute purchaser, including conditional WAPC subdivision approval, the future here is bright indeed. WELCOME HOME to 504 The Strand Dianella. Having been a much loved and cherished home for many, many years, if the walls could talk oh the stories they could tell! Boasting all the hallmark features of a bygone era, including Jarrah hardwood floors and an original stone fireplace, alongside 3 bedrooms (all with built-in robes), 1 bathroom with shower and bath plus 2 W/C's, a large living room, separate formal dining, updated country style kitchen, versatile enclosed sunroom, ducted reverse cycle air-conditioning, alarm, solar panels plus bore reticulated wrap around gardens, now is your opportunity to unlock the potential and prosper! Immensely liveable as-is, with the underlying benefit of conditional WAPC subdivision approval, whether those entails moving in and updating down the track, adding it to your investment portfolio, demolishing and building two street front luxury dwellings or simply rebuilding the home of your dreams, this is simply an outstanding home & investment opportunity in one! Regardless of the option you choose, you can buy with confidence knowing the location is second to none! Surrounded by established, well-maintained homes, you're directly across the road from the ever-popular Pimlott & Strand café, renowned for its superb coffee & delectable European treats. Sought after Dianella Heights Primary School (one of the best in the state) is mere strolling distance around the corner, as too is the closest bus stop. Dianella Plaza Shopping Centre, Dianella Regional Open Space and a host of other local amenities are all within easy reach, whilst for commuters, the CBD is under 10kms away. Location - tick!*PLEASE NOTE:1). THE PROPERTY IS TO BE SOLD ON AN "AS IS, WHERE IS" BASIS;2). ALL DEVELOPMENT IS SUBJECT TO COUNCIL AND/OR WAPC APPROVAL;3). ALL AREAS AND DIMENSIONS PROVIDED ARE SUBJECT TO SURVEY AND ARE SHOWN AS APPROXIMATE ONLY. For further details, please contact Philip Dikolli on 0405 760 688 or email philip@passmore.com.au***Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale***