

**52 Delphine Avenue, Dianella, WA 6059**



**House For Sale**

Wednesday, 20 December 2023

52 Delphine Avenue, Dianella, WA 6059

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 449 m2**

**Type: House**



Paul Ross

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## FIXED DATE SALE

FIXED DATE SALE - ALL OFFERS PRESENTED ON MONDAY 8TH JANUARY 2023 UNLESS SOLD PRIOR

Contemporary family grandeur awaits you in the form of this huge 5 bedroom 2 bathroom two-storey home offering a multitude of living and entertainment options, as well as a fantastic free-flowing floor plan that is brilliant in both its functionality and versatility. For those that work at home or have students studying there are two separate study areas which could also be used as bedrooms so potentially a 7 bedroom home! Downstairs and beyond feature double entry doors lies a welcoming open-plan formal lounge and dining area that is reserved for those special occasions and precedes a spacious open-plan family, meals and kitchen area - virtually the central hub of the house. There, split-system air-conditioning complements a breakfast bar for quick bites, an over-sized fridge/freezer recess, ample pantry, over-head and under-bench cupboard storage, double sinks, a water-filter tap, a range hood, a gas cooktop, an under-bench oven, a dishwasher and tiled splashbacks. The games room next to the family area makes it four separate living zones in total, whilst two separate study/home offices or minor bedrooms can be found on the ground floor - either side of the laundry. Outdoors and at the rear, an outstanding patio area provides plenty of cover and protection from the elements when you entertain and is large enough to cater for absolutely any occasion. There is a cubby house for the kids back here too, as well as a secure storeroom that can potentially be converted into a workshop or studio, home office. Upstairs, the obvious pick of the main sleeping quarters is a commodious master-bedroom suite with a walk-in wardrobe and an intimate ensuite bathroom - rain shower, toilet, vanity, under-bench storage and all. The three spare bedrooms up here are massive in their proportions, whilst a flexible living room can be whatever you want it to be - including a parents' retreat or an activity room for the kids. Also on the upper level is a stylish main bathroom, boasting a bubbling corner spa bath, a separate rain shower and sleek twin vanities to help reduce traffic at family peak-hour. A host of excellent schools (including Sutherland Dianella Primary School, Our Lady's Assumption School and the Australian Islamic College only metres away), The Western Australian and Mount Lawley Golf Clubs, the local library and Dianella Plaza Shopping Centre are all within arm's reach of this super-sized abode's rather perfect position. A host of bus stops can also be found nearby, with other close amenities including the sprawling Yokine Reserve, the Terry Tyzack Aquatic Centre, the Edith Cowan University Mount Lawley Campus, the Dianella Regional Open Space, more shopping at the Galleria in neighbouring Morley and Beaufort Street's vibrant café and restaurant strip. The coast and city are also both easily accessible from here, making things all the more convenient. This is indeed a home where every room tells a story. Your family's happily, ever after starts here!

Features include, but are not limited to;

- Tiled entry foyer, family/meals/kitchen area and games room
- Easy-care timber-look floors elsewhere
- Formal front lounge and dining area
- Shopper's entry door, off the kitchen
- Large upper-level living room
- Spacious master suite upstairs
- Built-in robes to the upper-level bedrooms
- Main upstairs family bathroom - with a spa bath
- Separate ground-floor laundry
- Separate upstairs and downstairs toilets - the latter situated off the laundry
- Double-door upstairs and downstairs storage cupboards
- Spacious outdoor patio entertaining
- Versatile storeroom, office or possible third bedroom - off the alfresco
- Ducted-evaporative air-conditioning
- Security-alarm system
- Skirting boards
- Security doors and screens
- Established low-maintenance gardens
- Neat and tidy front/rear lawns
- Spacious double lock-up garage
- Reticulated off the mains
- Elevated 449sqm (approx.) block