

# 6 Cascade Avenue, Dianella, WA 6059

## Sold House

Saturday, 19 August 2023

6 Cascade Avenue, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 764 m2**

**Type: House**



Edward Hall  
0427313939

**\$905,000**

A much-loved family abode for the current owners for 52 years, this single level, brick and tile home sits on a super 764sqm lot in an elevated location. With three bedrooms, one bathroom (with separate toilet), dining area and living room extension overlooking the rear garden and inground saltwater pool, this cottage is quite liveable as it is, or ready for remodelling. It also boasts original features such as jarrah floorboards, and a fireplace and decorative ceiling in the lounge room. Additional features include solar panels, a solar hot water system, security system, a free-standing games room with bar and additional toilet, and bore reticulated gardens. The lounge room has split system air conditioning, while the bedrooms have ceiling fans. At only 7km from the city, and in close proximity to the WA and Mount Lawley Golf Clubs, Dianella Plaza Shopping Centre, the Carmel School, Dianella Secondary College, and the Terry Tyzack Aquatic Centre, this property will undoubtedly appeal to those looking for an opportunity to build a new home. Like its modern neighbours, it too is perfectly positioned to take advantage of views of the city and across to the Darlings Ranges from a potential second storey. Contact Michael Hoad or Edward Hall to find out more.\* PLEASE NOTE - Photo of aspect to the hills is only indicative of a view if a potential second storey is built. RATES: City of Stirling - \$1,545.63 / PA Water Corporation - \$1,139.90 / PA (approx.) LOT PARTICULARS: Lot 37 on Diagram 23089 Volume 1231 Folio 67 AUCTION PARTICULARS: • 11am start time - Sat 17/6/23 on site • \$50,000 deposit at the fall of the hammer • 60 day settlement from the contract date • Sold in 'as-is' condition