

**7/35-37 Camden Street, Dianella, WA 6059**



**Sold Villa**

Saturday, 17 February 2024

7/35-37 Camden Street, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Villa**



Nigel Ross  
0892753825

**\$440,000**

Nestled in a prime location and currently rented out with the tenants very happy to stay on long-term beyond their existing lease, this solid 2 bedroom 1 bathroom brick-and-tile villa is as charming as they come and will interest both astute investors and potential owner-occupiers that are looking to take advantage of a unique situation. Easy-care timber-look flooring and split-system air-conditioning grace the open-plan living and dining area - right next to a tiled kitchen with a storage pantry, double sinks, a gas cooktop, a separate oven and more. Off here and at the rear lies a spacious paved entertaining-come-drying courtyard with both a patio - for covered protection from the elements - and a clothesline. Back inside, the laundry also opens out to the back courtyard and sits adjacent to the kitchen. Both bedrooms - including a master with built-in double wardrobes - have matching floors to the living space. A stylish bathroom is brilliant in its simplicity and comprises of a shower, powder vanity and under-bench storage space. Walk to sprawling local parklands, bus stops and the West Morley, Our Lady's Assumption and Infant Jesus Primary Schools (and the neighbouring church) from this home's enviable position, with strolling distance also separating your front doorstep from Morley Galleria Shopping Centre, the Coventry Markets and the local Morley Recreation Centre. In the opposite direction, the lush Dianella Regional Open Space - and its exceptional dog park, children's play space and BMX facility - can also be found, adding convenience to this absolute gem of an opportunity. In addition, our vibrant Perth CBD is only 10km away and Perth Airport is just 15 minutes by car, for good measure. Nothing is too far away from here, that's for sure! Contact Nigel Ross now to register your interest, before it's too late! Features include, but are not limited to:

- Existing tenants paying \$420/per week
- Current lease ending 29th March 2024
- Tenants happy to stay on long-term, if the new owner is indeed an investor
- Open-plan living/dining area
- Adjacent kitchen with gas cooking
- Built-in robes to the master bedroom
- Neat and tidy bathroom
- Separate laundry
- Spacious patio/drying courtyard
- Split-system air-conditioning
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Low-maintenance complex gardens
- External rear storeroom
- Single carport
- Strata fees \$597.75 per quarter