

# 9 Hampden Close, Dianella, WA 6059



## House For Sale

Friday, 19 January 2024

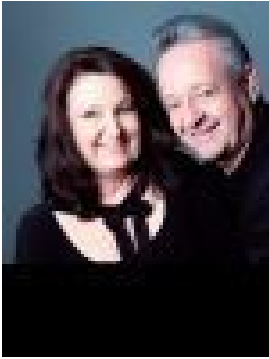
9 Hampden Close, Dianella, WA 6059

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Mark Passmore  
0892750388



Debra Passmore  
0411888138

## OFFERS/AUCTION

...then send out the invitations, as you're definitely going to be the envy of all your family and friends should you call this spectacular resort style oasis home! Professionally remodelled in recent years to become the ULTIMATE all year-round entertainer, with a state-of-the-art pavilion sized alfresco and full outdoor kitchen overlooking the huge crystal blue pool right in your very own backyard, whether it be cocktail parties, pizza nights, soiree events or special celebratory gatherings, fun, laughter and good times await! Nestled atop of a whisper quiet cul-de-sac amongst respectful house-proud neighbours, only strolling distance to sought-after St Andrews Grammar (K-12), your family will simply LOVE living here! WELCOME HOME to 9 Hampden Close Dianella. THE FEATURES YOU WILL LOVE: • Versatile well-designed floorplan with 5, 6 or 7 bedrooms, 2 bathrooms, 2 cars in total. • Grand front entry via a sweeping curved staircase with wide double doors • Peaceful front balcony where you can sit back, relax and watch your kids safely play with the other neighbourhood children in the whisper quiet cul-de-sac • Sumptuous formal lounge with cozy wood burning fireplace upfront, ideal for those chilly winter evenings. • Huge, bright, and airy open plan kitchen, meals and living area with stackable bifold doors onto the state of the art alfresco where you can host large gatherings. • Well-equipped kitchen with twin wall ovens, gas cooktop, double inset sinks, double fridge recess, dishwasher recess, built-in pantry, ample wrap around cabinetry and bench space plus servery window to the alfresco • Separate versatile entertainment room accessed via double French doors, which could be configured as a home theatre, kids' playroom or formal dining room - it's your choice! • Large upstairs master suite with "his & hers" walk-in robes, deluxe ensuite and adjoining parents retreat, which leads out onto the private rear balcony with picturesque leafy outlook • 4 additional well-proportioned bedrooms, each with built-in robes, plus a study and gym or 2 extra bedrooms - again it's your choice • Renovated family bathroom with quality floor to ceiling tiling, frameless glass shower, separate bathtub, and adjoining powder room • Oversized, well equipped laundry with twin troughs and ample bench space • Second guest powder room • Spectacular, state of the art, pavilion sized alfresco with polished concrete floor, cedar lined ceiling with skylight, fireplace, wrap around stackable bi-fold doors and windows plus full outdoor kitchen, the latter boasting black granite benchtops, built-in stainless-steel barbeque, deep fryer and Teppanyaki cooktop, commercial grade stainless steel • Undoubtedly one of the best outdoor alfresco's in Perth! • Huge, crystal blue below ground pool with water feature, the perfect spot for pool parties, games of water polo or just relaxing with a cold drink in hand • Low maintenance AstroTurf and washed aggregate concrete surrounds, offset by vibrant lush planting for that true resort feel • Double undercroft garage with workshop area, attached storeroom and internal shoppers entrance • Plenty of additional off-street parking • Ducted reverse cycle air-conditioning throughout most of the home and split systems where featured • Stylish Plantation Shutters where featured • Easy care 797sqm block (approx.) THE LIFESTYLE YOU WILL LIVE: • 210m to Bellevue Hellenic Reserve • 800m to St Andrews Grammar (K-12) • 1.2km to Reid Highway on-ramp • 2.1km to The Square Shopping Centre • 2.1km to Wellington Village IGA & Speciality Stores • 2.2km to Herb Graham Recreation Centre • 2.6km to Dianella Regional Open Space • 3.1km to Hawaiian's Noranda Shopping Centre • 3.5km to Pimlott & Strand Café • 10.9km to Perth CBD\*distances above are approximate only. You can make your offer now or take a chance and bid at AUCTION, ONSITE SUNDAY 4TH FEBRUARY 2024 AT 2:00PM (UNLESS SOLD PRIOR). For further details, please contact Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or email mark@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\*\*