

**94A Bouton Street, Dianella, WA 6059**



**Sold Villa**

Thursday, 16 November 2023

94A Bouton Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 129 m2**

**Type: Villa**



Steven Gough  
0432705787

## Contact agent

Welcome to 94A Boulton Street in Dianella, where comfort and convenience meet! This property, one of just three in a quiet strata complex, boasts a prime location close to schools, shops and main arteries to the city. Enjoy this family home that is situated on a spacious, yet low maintenance block, on a very family friendly street Dianella! Upon entrance, this house immediately begins to reveal its homely qualities, starting with the incredible lounge room which can be closed off to the rest of the house. Featuring two living areas, including an open-plan living and dining space, there's plenty of room for relaxation and entertaining. A spacious kitchen awaits which offers loads of cupboard and bench space, stainless steel appliances including gas hotplate, oven and dishwasher and a pull out rangehood plus an open view of the living and dining areas, all ready to host those amazing dinner parties. This entire section of the home is light and bright with large windows and offers views right through to the outside areas. The main bedroom offers plenty with a walk-in robe and ensuite with shower, WC and vanity. While the remainder of the home offers 2 more bedrooms with built in robes, a fresh family bathroom, a large linen cupboard and a generous laundry with direct yard access, with all these rooms and features flowing from a common hallway. In addition to all of the above mentioned internal features, this home is kept cool throughout the long hot summer months with ducted reverse cycle air conditioning and is also kept safe and secure whilst you are out via the local security alarm system. Outdoors, you will find a courtyard suitable for a long table lunch, situated at the front of the property, with space to create your very own garden oasis. In addition, this fabulous property features a secure double lock up garage, is situated in the ever popular and forever sort after suburb of Dianella and is located only just off the a public transport route. Built in 2003, this residence showcases a beautiful brickwork facade, adding character and style, situated on 300sqm of land with 129sqm of living area, this home perfectly balances space and functionality. Don't miss the opportunity to make 94A Boulton Street, Dianella your new home sweet home! I have no doubt this home will not disappoint anyone looking to either break into the market as a first home owner or investor, or even those looking for that next step up and into more of a family orientated environment. A viewing of this property is a must, so call Steven Gough on 0432 705 787 to make a time that suits! Features include but are not limited to;- 3 Bedrooms- 2 Bathrooms- Galley Style Kitchen- Stainless Steel Appliances- Reverse Cycle Air Conditioning- Open Plan Living Dining- Separate Lounge Room- Local Alarm System- Double Lock Up Garage- Direct Home Entrance via the Main Garage- Front Entertaining Area- Storage Space in the Garage Building and Land Details;- Double Brick- No Strata Fees- No Common Driveway- Tiled Roof- 300m<sup>2</sup> of Land- 129m<sup>2</sup> of Living- Built: 2003 Disclaimer: Whilst every care has been taken in the preparation of this advertisement, Prestige Property Perth cannot guarantee its complete and utter accuracy. The information is provided for general information purposes only. As a result, no warranty or representation is made as to its accuracy, and all interested parties should not place full reliance upon it, and should therefore make their own independent enquiries.