

**94a Homer Street, Dianella, WA 6059**

ian hutchison

**Sold Villa**

Sunday, 13 August 2023

94a Homer Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 289 m2**

**Type: Villa**

**\$535,000**

Easy Care Street Front Villa New Price!! spectacular value!! Nestled within a quaint group of three, this inviting street-front gem effortlessly combines the allure of modern living convenience with the appeal being low-maintenance. With the added benefit of no strata fees and an array of superb nearby amenities, you'll want to see this one! This single level home offers multiple spacious living zones, including an open plan sunken lounge, dining and kitchen, which seamlessly connect to a second living area, which also effortlessly flows out to the substantial outdoor courtyard and patio. With a fantastic layout overall, the potential for personalization and enhancement beckons, with a floorplan that invites creative renovation possibilities. The accommodation wing exudes comfort and practicality, featuring well-appointed bedrooms adorned with built-in robes. A separate water closet and laundry area add to the functionality of this home, offering both convenience and privacy. Security screens and doors provide peace of mind. Storage solutions abound, with an ample storeroom adjacent to the double, tandem lock-up carport and an additional garden shed, catering to all your organizational needs. For year-round comfort, the property boasts a split-system air conditioner in the formal living area, complemented by ducted evaporative air conditioning throughout. A gas bayonet also stands ready to provide cozy heating on cooler evenings. With a fantastic tenant already in place, this property presents an appealing prospect for astute investors seeking a hassle-free addition to their portfolio. Moreover, the home's versatility and practical design make it equally enticing for first-time homebuyers, families, and those seeking to downsize without compromising on comfort or space. Act swiftly to secure this coveted villa. Enquire now for more information or to arrange a viewing. Other Information: Internal Area - 111sqm (plus store room) Total Sqm - 298sqm Built 1990\*\* Please note, square meterage figures are based off figures provided on the strata plan