

9A Waverley Place, Dianella, WA 6059

selling perth.
REAL ESTATE

Duplex/Semi-detached For Sale

Thursday, 30 May 2024

9A Waverley Place, Dianella, WA 6059

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type:

Duplex/Semi-detached



Ken Suhopoljac

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From Low \$500,000

Renovate & Invest: Ideal for those looking to add personal touches and increase the property's value. The solid bones of this duplex provide a great foundation for your dream home.

First Home Buyer Friendly: An excellent entry point into the property market, offering affordability without compromising on location.

No Strata Fees? No worries! This 1970's built Duplex offers 2 bedrooms, 1 bathroom home with 1 undercover carport and is being offered with vacant possession at settlement.

If you are looking to purchase this property as an investment, then the anticipated rent is \$550.00 per week.

This home is situated in the sought-after Northern Suburb of Dianella and is positioned in a quiet and convenient cul-de-sac street, key features include:

- Bedroom 1: Well-sized bedroom, plus there is ample cupboard storage with built-in floor-to-ceiling height wardrobes.
- Bedroom 2: The second bedroom can be used as a study or a kids' room, and also features built-in floor-to-ceiling height wardrobes for all your storage needs.
- Kitchen: Spacious stone bench kitchen with ample storage and quality wooden cabinetry, with a 4-plate gas stove and an oven ready to cook up a storm!
- Living Area: Spacious open living/dining area, plenty of room for you to relax and unwind in your new space.
- Parking: 1 Undercover carport, plus this private cul-de-sac location provides the opportunity to park a second vehicle on your shared driveway.
- Backyard: So much room for activities! Step outside into your private backyard which is covered by a well-appointed patio.

What We Love:

- Ideal location | 8km from Perth City
- Quiet low-traffic cul-de-sac street
- Dianella Plaza shopping centre is within walking distance
- Morley Galleria Shopping Centre is a 5-minute drive

Practicality: All the amenities: transport, schools, parks all nearby

- Local Nearby Schools: John Forrest Secondary College & West Morley Primary School

A few other things you might like to know:

- Large lock-up shed in the backyard for additional storage

This is your chance to put on your 'Reno Hat,' take this home to the next level and make it your own!

Rates: Council Rates: Approx. \$1,549.00 per annum

Water Rates: Approx. \$1,003.00 per annum

No Strata Fees Applicable

For more information or to arrange a private viewing, please contact Ken Suhopoljac on 0451 135 554 or ken@sellingperth.realestate.

Disclaimer: All information provided is deemed reliable but is not guaranteed and should be independently verified. Please note, some images have been modified and the virtual furniture and fittings are for illustration purposes only. No tiles, carpets, or floorboards in bedrooms.