

**46 Kensington Avenue, Dianella, WA, 6059**



**House For Sale**

Friday, 16 August 2024

46 Kensington Avenue, Dianella, WA, 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Geoff Wyllie  
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## A CHERISHED HEIRLOOM AWAITING YOUR PERSONAL TOUCH!

Enviably positioned in the heart of Dianella, only a short stroll from schools, shops, parks, cafes, restaurants and public transport, this modest 3 bedroom, 1 bathroom 1960's cottage awaits your personal touch. Combining the warmth of a bygone era with unbridled potential, the home still retains much of its classical charm, including original timber floorboards, timber architraves and a focal brick fireplace. A one owner original offering superb functionality whilst you plan its next chapter, this residence is ideal for first home buyers, young families and downsizers alike seeking to get a foothold into this ever popular and highly sought after neighbourhood. The perfect next step in your property journey, WELCOME HOME to 46 Kensington Avenue Dianella.

### THE FEATURES YOU WILL LOVE:

Cute 1960's façade with quaint front verandah, framed by mature Frangipani trees, and offset by beautifully maintained greenery  
Original character features still intact, including the hardwood timber floorboards and timber architraves  
Warm and inviting front lounge with pretty garden outlook and a focal brick fireplace, the perfect spot to gather around and share stories about the day gone by  
Updated, country style kitchen generous built-in storage, plentiful counter space, a 4-burner gas cooktop with rangehood above, electric under bench oven, double stainless steel sink, double fridge recess, microwave recess and tiled splashback  
Adjoining meals and second living area with direct access to and views over the rear patio  
Covered rear patio with pull down café blinds, surrounded by a low maintenance, mostly paved backyard  
Well proportioned master bedroom with a lovely garden aspect and room for built-in robes  
Bedrooms 2 and 3 both with built-in robes  
Neat and tidy bathroom with vanity, shower and separate bathtub  
Practical laundry with stainless steel trough, upper and lower cabinetry, washer/dryer recess and attached W/C  
Separate office room, perfect for those who work from home  
Bonus storage room off the home office, with access through to the single auto lock up garage. If desired, you could knock out the dividing brick wall to create covered tandem parking for two cars.  
Split system air-conditioning where featured  
Freestanding garden shed for additional storage  
Bore reticulation

### THE LIFESTYLE YOU WILL LIVE:

800m to West Morley Primary School (in catchment)  
1.0km to Infant Jesus primary School  
1.0km to Pat O'Hara Reserve  
1.0km to Morley Sport & Recreation Centre  
1.0km to Coventry Markets with its abundance of restaurants & specialty shops  
1.5km to Morley Galleria Shopping Centre  
1.6km to Dianella Regional Open Space  
1.7km to Morley Bus Station  
2.0km to Rudloc Road Medical Centre  
2.3km to renowned Nogi Lane café  
2.6km to Dianella Plaza Shopping Centre  
8.7km to Perth CBD  
10.8km to Perth Airport

### PLEASE NOTE:

(1) THE PROPERTY IS TO BE SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO SELLER REPRESENTATIONS OR

WARRANTIES

(2) ALL DEVELOPMENT IS SUBJECT TO COUNCIL AND WAPC APPROVAL

For further details, please contact Geoff Wyllie on 0418 909 540 or email [geoff@passmore.com.au](mailto:geoff@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\*\*\*