

# 93 Boulton Street, Dianella, WA 6059



## House For Sale

Friday, 5 July 2024

93 Boulton Street, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 913 m2**

**Type: House**



Chris Pham  
0448777511

## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Wednesday 17th July at 5pm unless sold prior. An exciting park-side development opportunity awaits, with 913 sqm of Zoned R30 land providing an array of options and subdivision potential for 3 street-facing lots\*. Located on the corner of Boulton Street and Delphine Avenue, with its rear boundary set on a nature playground, this site truly is a rare find in Dianella's south streets, just waiting for its next chapter. The block houses the original 1961-built dwelling, a modest 3-bedroom, 1-bathroom home with charming mid-century character, and expansive front and rear yards. The property is to be sold 'as is, where is', with the opportunity to retain, renovate and extend to last another century if you desire. Dianella is home to many families who enjoy the tranquillity of suburbia, with the lifestyle and convenience of living near Perth's city fringe. Supremely situated within walking distance to the renowned Mount Lawley Golf Club, sprawling greens of Yokine Regional Open Space, and respected Edith Cowan University, it is one of the suburb's most desirable pockets. Positioned on the Inglewood border, the address also enjoys easy access to some of Perth's most vibrant neighbourhood hubs including Mount Lawley, Highgate, North Perth, Mount Hawthorn, Leederville, and Perth's CBD. It is a location that provides an unmatched lifestyle where you'll never be short on restaurants, cafes, bars and recreation options to indulge in. Whether you're ready to start your journey to build your ideal family home on a 'great Australian dream' block, or subdivide to achieve your investment goals, this world-class location will undoubtedly provide the perfect canvas to achieve your unique vision. Get in touch with Chris Pham on 0448 777 511 or at [chris.pham@belleproperty.com](mailto:chris.pham@belleproperty.com) for more information. Features of this property include:

- 913 sqm development opportunity\*
- Zoned R30, with potential for up to 3 lots with Delphine Avenue frontage\*
- Existing 3-bedroom, 1-bathroom 1961-built home to be sold 'as is, where is'\*
- Water Rates - \$1,161.60 per annum.
- Council Rates - \$1580.43 per annum.

Some of the nearby amenities less than a 5-minute drive away include:

- Local shopping centre, Dianella Plaza.
- The ever-convenient Morley Galleria Shopping Centre.
- The sprawling green parklands of Yokine Regional Open Space.
- Amenity-packed Terry Tyzack Aquatic Centre.
- The renowned Mount Lawley Golf Club.
- And much respected Edith Cowan University. And less than 10-minutes away:
- The centre of Mount Lawley's vibrant Beaufort Street strip and North Perth's Angove Street.
- Mount Hawthorn's family-friendly café strip and Leederville's thriving Oxford Street.
- Top-tier government primary and high school options including Dianella Primary College and Morley Senior High School.\*

Subject to Western Australian Planning Commission, Council, and all other required regulatory authority approvals. Although every effort has been made to ensure the information provided in this ad is accurate, the buyer is responsible to undergo their own due diligence on the property and its future development potential to form their decision to purchase.