

**3/117 Woodrow Avenue, Dianella, WA 6059**



**Villa For Sale**

Wednesday, 10 July 2024

3/117 Woodrow Avenue, Dianella, WA 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 107 m2**

**Type: Villa**



Sinead Gliddon  
0401164940

## End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Monday 22nd of July at 5pm unless sold prior. Perfectly situated on the borders of the desirable suburbs of Yokine and Bedford, this pristine 3x2 rear home at 3/117 Woodrow Avenue, Dianella presents a remarkable opportunity in a high demand area. Nestled privately at the back of a trio of homes, this freestanding property provides seclusion in an excellent location. Perfect for the savvy investor, a couple, or a young family, this residence features three bedrooms and versatile living areas. Property Features: • All three bedrooms and lounge with brand new carpets • Master bedroom with ensuite and walk-in-robe (WIR) • Beds 2 & 3 with built in robes • Family bathroom with bath • Flexible living areas with a thoughtful floorplan • Well-equipped kitchen and open plan living area • Newly paved backyard featuring a large full-height pergola, perfect for year-round alfresco entertaining • Zoned reverse cycle ducted air conditioning • Lockable store room with built-in cupboards • Full height security gates on either side of the property for enhanced security • Shoppers entrance from carport • Parking for three cars plus two visitor bays at the front of the complex • Fast Fibre to the Curb NBN • Positioned at the rear for ultimate privacy and tranquility Location Features: • Yokine Regional Open Space - 1.5km • Dianella Plaza Shopping Centre - 2.3km • Bayley Street Shops - 1.2km • Terry Tyzack Aquatic Centre - 3.5km • ECU Mount Lawley Campus - 4.2km • Morley Galleria Shopping Centre - 4.7km • Yokine Primary School - 2.0km • Mt Lawley Golf Club - 3.8km • Mt Lawley Senior High School - 3.5km • Public Transport - 500m • Perth CBD - 8km • Perth Airport - 14km This property enjoys the added advantage of no strata fees or levies beyond shared strata insurance.