

Sold



16 Collingwood St, Dianella



## DUPLEX GEM IN DESIRABLE DIANELLA - LIVE YOUR DREAM LIFESTYLE!

Don't miss out on this must-see opportunity to live in or lease out this captivating duplex home (no strata fees) in desirable Dianella where you can stroll to the relaxing Dianella Reserve parkland and just down the road from the Wellington Village Shopping Centre

This charming residence offers a well-appointed kitchen, ambient living area, two reasonably sized bedrooms (bed 2 with study area), an enclosed back patio, and parking for several cars.

A bonus ancillary building with jarrah floorboards and air conditioning awaits your imagination, perfect for an extra bedroom, office space, music room or potentially convert to a granny flat/studio (subject to council approval).

Given the age of the property the age of the additions are not known and are sold on an "As Is" basis.

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Price SOLD for \$370,000

Property Type Residential

Property ID 9

Floor Area 60 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

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This property would benefit from a little cosmetic TLC, but with a little work and time, you can make this property your own.

Features Include:

- \* Open plan living, dining with air con and carpet
- \* Kitchen with double sink and plenty of storage
- \* Space for gas stove (currently new double hotplate & oven)
- \* Master bedroom with built in robes, ceiling fan and carpet
- \* Bedroom two has been extended making a great sized room with built in robes and carpet
- \* Laundry conveniently located off the kitchen
- \* Central family bathroom
- \* Separate toilet
- \* Kitchen flows out to an enclosed back patio offering an amazing space for entertaining
- \* Bonus room with jarrah floor boards and air con located in the back garden
- \* Split system air conditioning in living
- \* Rheem hot water storage system
- \* Security on most doors and windows
- \* Solar panels to help keep the electric cost down
- \* Great rear garden offering lots of room for veggies and children and pets
- \* 60sqm of internal living + Alfresco + bonus room
- \* Built in 1969
- \* NO strata fees

Call Lee on 0466 250 944 to view it today before it's gone!

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