



## Dianella, 137 Dianella Drive

Luxurious Elevated Living with City and Park Views

This impressive and sprawling residence is the pinnacle of luxury, stretching across two expansive levels and situated on an elevated site that captures breathtaking views of local parks and the Perth CBD. From the moment you step into the grand entryway, the sense of scale and elegance is undeniable. The lower level features a stately front lounge and dining area, perfect for hosting formal gatherings or simply unwinding in style. A private bedroom with its own ensuite bathroom ensures comfort and convenience for guests or multi-generational living, while an additional powder room enhances practicality.

At the rear of the home, the gourmet kitchen is a showstopper, equipped with stone benchtops, bar seating, a spacious walk-in pantry, and built-in wine storage—a dream for home chefs and entertainers alike. The kitchen flows effortlessly into a secondary lounge or theatre room, offering a cozy retreat that also connects to a secluded alfresco area. From the kitchen and dining area, step outside through expansive bifold doors, and you'll find a generously sized outdoor entertaining area, fully paved for low-maintenance living.

4 3 6

**For Sale**  
From \$1.6M

**View**  
[l.jhooker.com.au/JC6HRD](https://l.jhooker.com.au/JC6HRD)

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The rear laneway provides an alternate entrance, ensuring both accessibility and privacy.

The upper level is designed for relaxation and entertainment on a grand scale. A cavernous central space offers enough room for a theatre setup, a pool table, or any combination of leisure activities, enhanced by the convenience of a kitchenette. Three oversized bedrooms branch off from this central area, each boasting balcony access, walk-in wardrobes, and luxuriously appointed ensuite bathrooms. These spaces combine to create the ultimate sanctuary for family and guests, blending indoor comfort with outdoor charm.

#### Location Highlights

- Within 500 meters, you'll find seven picturesque parks and reserves, perfect for family outings, exercise, or leisure.
- Top-tier education options are nearby, including Dianella Primary College and Dianella Secondary College (both within 800 meters) and Dianella Heights Primary School, which is even closer.
- Shopping and daily conveniences are a breeze, with Mirrabooka Square shopping precinct just 300 meters from your doorstep.
- Enjoy nature and recreation at the lush Dianella Regional Open Space, located approximately 1.3 kilometers away.
- For city commuters, the Perth CBD is a mere 10-kilometer drive, offering a quick and easy connection to work or entertainment.

## More About this Property

Property ID	JC6HRD
Property Type	House
House Size	339 m2
Land Area	667 m2
Including	Ensuite Toilets (3)

#### Ian Knight 0413 447 016

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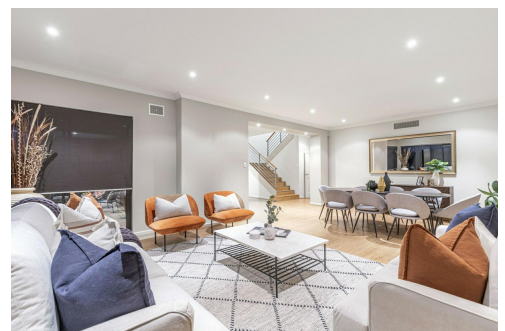
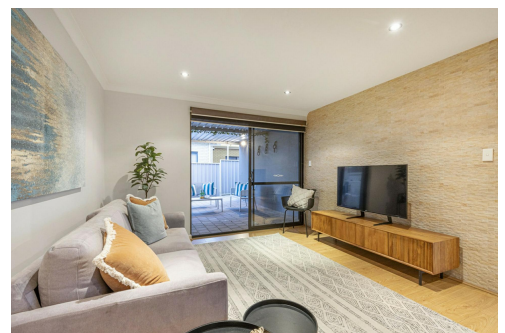
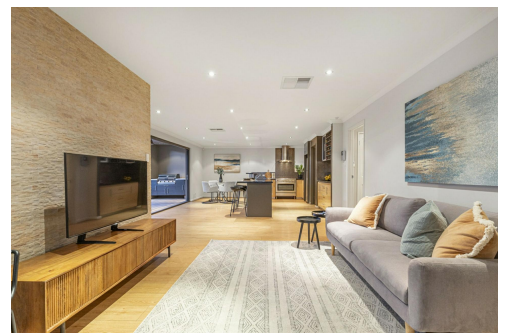
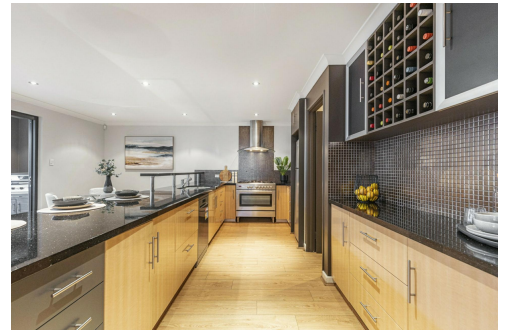
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Ground Floor



Upper Floor



137 Dianella Drive, Dianella

/ for information and guidance purpose only /  
measurements shown are approximate



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