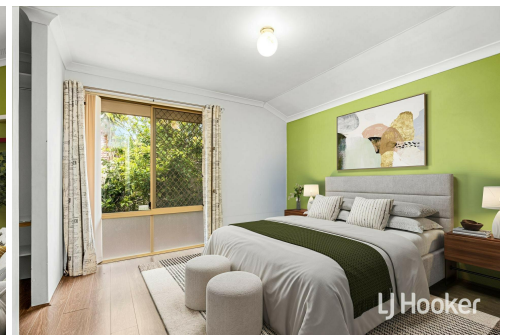
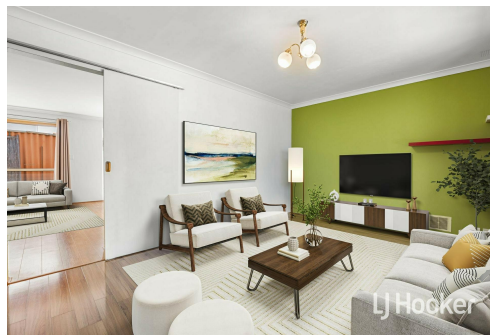
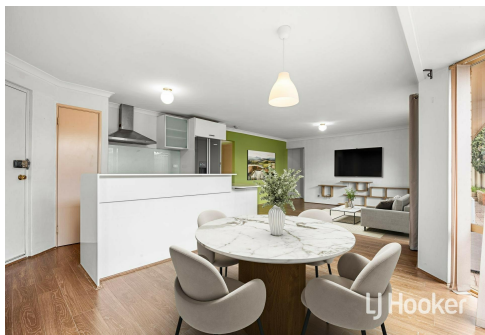




Dianella, 413B Coode Street

STYLISH & LOW-MAINTENANCE LIVING - PERFECT FOR HOMEOWNERS OR INVESTORS

Proudly presented by Jason Chan

This charming 3-bedroom, 1-bathroom home in Dianella offers a perfect blend of modern updates and solid construction, making it an excellent choice for both homeowners and investors. Built-in 1993 with solid brick, this property sits on a generous 477 sqm block and provides 114 sqm of well-designed living space. With its renovations, key features, and prime location, it promises both comfort and convenience.

Inside, the renovated open kitchen is equipped with an induction stove, electric oven, built-in rangehood, and ample storage, making it perfect for home cooking and entertaining. The living area benefits from two split-system air-conditioning units, ensuring year-round comfort. Outside, the brand-new decking and extra gazebo create the ideal low-maintenance outdoor space for relaxation or hosting guests.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
ljhooker.com.au/5FARFFB

Contact
Jason Chan
0422 171 869
jason.chan@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

Key Features:

- * Built in 1993 | Land size: 477 sqm | Build size: 114 sqm
- * 3 bedrooms, 1 bathroom, 2 toilets
- * 2-car carport
- * Renovated open kitchen with induction stove, electric oven, and built-in rangehood
- * Two split-system air-conditioning units in the living area
- * Smart keyless entry door lock for added security
- * Brand new decking and extra gazebo for outdoor enjoyment

Prime Location:

Located in a highly sought-after area, this home offers easy access to parks, schools, shopping centres, and public transport, making it a convenient choice for families or professionals.

- * Fitzroy Light Reserve: 350m
- * Light Valentine Reserve: 500m
- * West Morley Primary School: 500m
- * Bus station: 500m
- * John Forrest Secondary College: 2.8 km
- * Dianella Plaza and Library: 1.8 km
- * Coventry Village: 1.7 km
- * Galleria Shopping Centre: 2 km

Outgoings:

- * Council Rates: \$1,684.28 (FY 2024 - 2025)
- * Water Rates: \$1,218.17 (FY 2023 - 2024)

With an estimated rental return of \$660 - \$680 per week, this property presents a fantastic investment opportunity. Whether you're looking to live in or rent out, this home offers long-term value in a desirable location.

For more information, Please contact Jason Chan at 0422 171 869.

Disclaimer: All information is sourced from reliable channels, but we cannot guarantee its accuracy. Prospective buyers are encouraged to conduct their own investigations.



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(08) 9473 7777**

More About this Property

Property ID	5FARFFB
Property Type	House
Including	Air Conditioning Toilets (2)

Jason Chan 0422 171 869

Sales Consultant | jason.chan@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100

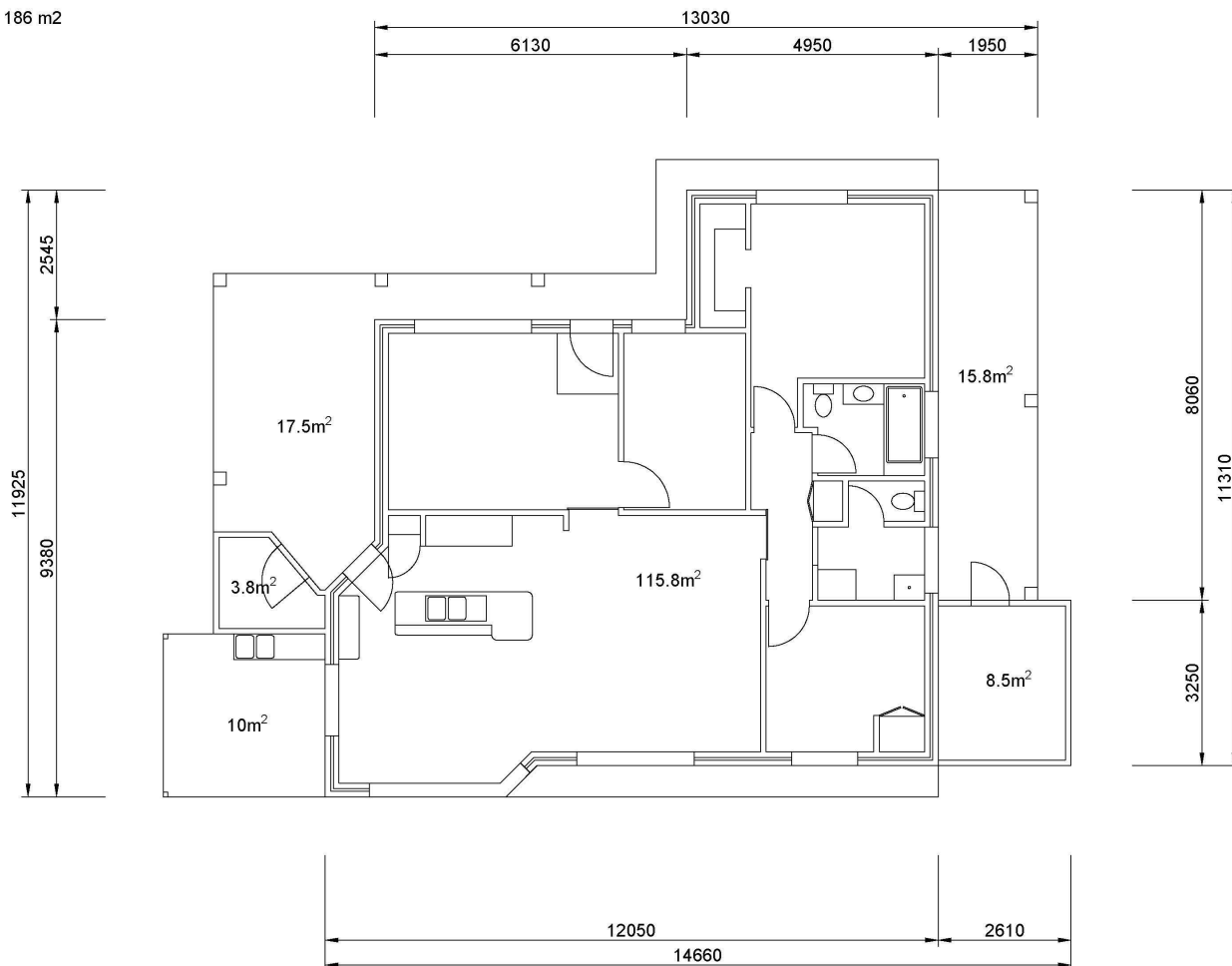
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Built area : 186 m²



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