



4B Conto Avenue, Dianella

Refined Living with Resort-Style Appeal

Setting a new standard for modern living, this near-new residence showcases a refined blend of design, comfort and functionality. Thoughtfully finished to an exceptional standard throughout, the home offers light-filled interiors, premium finishes and a seamless connection between indoor and outdoor living.

At the centre of the home, an expansive open-plan living and dining area is complemented by a beautifully designed kitchen, complete with high-end appliances, generous bench space and a fully equipped butler's pantry. Designed for both everyday living and entertaining, this space flows effortlessly out to a stunning outdoor setting.

Step outside and enjoy a true entertainer's haven. The resort-style alfresco, complete with built-in barbeque, wine fridges and sink, overlooks a striking below-ground pool framed by Mediterranean-inspired surrounds - creating a private retreat you'll never want to leave.

With multiple living zones including a dedicated study and a versatile theatre or guest room, this home offers flexibility for families, professionals or those simply wanting extra space to enjoy.

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FOR SALE
Offers from \$1.39M

VIEW
Sat 6th Jun @ 1:45PM - 2:30PM

AGENTS
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AGENCY
LJ Hooker Subiaco
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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.

 **LJ Hooker**

FEATURES

- Near new family home finished to an exceptional standard throughout
- High ceilings, tall doors, recessed ceiling detail and ornate skirting boards
- Quality flooring, mood lighting, sheers to all windows and skylights throughout
- Reverse cycle air-conditioning throughout the home
- Designer kitchen with high-end appliances, extensive bench space and butler's pantry
- Expansive open-plan living and dining area filled with natural light
- Separate fitted-out study ideal for working from home
- 3 spacious bedrooms with fitted robes and plush carpets
- Theatre room or optional guest bedroom
- Resort-style outdoor entertaining area with built-in barbeque, wine fridges and sink
- Stunning below-ground swimming pool with Mediterranean-inspired surrounds

LOCATION

- Walking distance to Dianella Plaza and public transport
- Easy access to major traffic routes
- Approximately 10 minutes to Perth CBD
- Positioned within a high-demand and growing suburb

TITLE DETAILS

- Lot 703 on Deposited Plan 422129
- Volume 4017 Folio 992

ESTIMATED RENTAL RETURN

- \$1,250 per week

OUTGOINGS

- Council Rates - \$1609.23 per annum approx.
- Water Rates - \$2419.77 per annum approx.

For more information or to arrange a viewing, contact Samantha or Mark today!

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8FBHNF
Property Type House
House Size 172 m2
Land Area 373 m2
Including Ensuite
Study
Air Conditioning
Built-in-Robes
Car Parking - Surface
Carpeted
Close to Schools
Close to Shops
Close to Transport
Liveability

Mark Stanhope 0417 088 467

Sales Consultant | mstanhope.subiaco@ljhooker.com.au

Kira Willis 0424 339 905

Sales Associate | kwillis.subiaco@ljhooker.com.au

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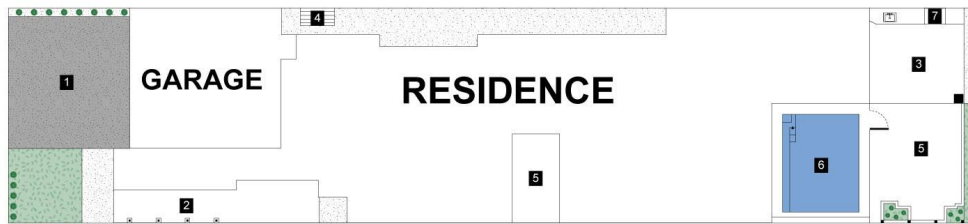
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4B Conto Avenue, Dianella

3 Bed 2 Bath 2 Car



SITE PLAN

LEGEND

1. Driveway
2. Porch
3. Alfresco
4. Clothes Line
5. Patio
6. Pool
7. BBQ

Internal : 200m²
External : 52m²



FLOOR PLAN



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