



## Dianella, 3/4 Chappel Street

Calling all Investors!

Step into your new investment! This inviting property envelops you, the moment you step through the door. Bathed in natural light, this ground floor home exudes a welcoming ambience.

Prepare to be impressed by the recent upgrades, which include a modernized kitchen and bathroom. Beautiful new floor coverings and a fresh coat of paint throughout the interior elevate the space to a whole new level of comfort. Every corner of this abode has been lovingly tended to, ensuring that it's ready for you to let your investment get to work.

But that's not all this property has to offer. Embrace the convenience of air conditioning, ensuring year-round comfort regardless of the weather. A separate laundry area adds to the practicality of daily living, while a convenient storage shed provides ample space for other belongings. Step outside to discover a beautifully tended rear courtyard garden, perfect for enjoying morning coffee or hosting intimate gatherings with loved ones. And



**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**

Offers from High \$300ks

**View**

[ljhooker.com.au/7JWHNF](http://ljhooker.com.au/7JWHNF)

**Contact**

**Sam Payne**

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**Mark Stanhope**

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**LJ Hooker Subiaco**  
**(08) 9382 3959**

with ample visitor parking available, entertaining guests will always be a breeze.

Don't miss out on the opportunity to grow your wealth or even to become your own home at the end of the tenancy. Complete with the perfect long-term tenant until March 2025 @ \$400 per week, this perfect property can become your next investment nest egg.

Admin Levy - \$454 per quarter

Reserve Levy - \$150 per quarter

To schedule your viewing, please contact the agents: Samantha - 0412510223 and Mark - 0417088467

## More About this Property

<b>Property ID</b>	7JWHNF
<b>Property Type</b>	Villa
<b>House Size</b>	72 m <sup>2</sup>
<b>Land Area</b>	76 m <sup>2</sup>
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport

**Sam Payne 0412 510 223**

Licensee & Director | [spayne.subiaco@ljhooker.com.au](mailto:spayne.subiaco@ljhooker.com.au)

**Mark Stanhope 0417 088 467**

Sales Consultant | [mstanhope.subiaco@ljhooker.com.au](mailto:mstanhope.subiaco@ljhooker.com.au)

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