








8/306 Grand Promenade, Dianella

# Light, Bright & Low Maintenance!

Privately positioned in a quiet, well-maintained complex, this charming Dianella home delivers low-maintenance living with an inviting warmth from the moment you step inside. Soaring raked ceilings and timber-look flooring create an immediate sense of space throughout the light-filled living and dining areas, while large windows draw in plenty of natural light and add to the home's welcoming feel.

The kitchen is both practical and stylish, featuring crisp white cabinetry, ample storage, and quality appliances. Overlooking the main living zone, it's a space designed for easy everyday living and effortless entertaining. The bedrooms are generously sized with soft natural light and a comfortable, relaxed atmosphere, serviced by a neat central bathroom and separate laundry for added convenience.

Outside, the spacious private courtyard offers the perfect low-maintenance retreat with covered entertaining space and plenty of room to enjoy a morning coffee, host friends or simply unwind in peace. Complete with undercover parking and a superb location close to shops, cafes, parks, schools and public transport, this is an outstanding opportunity for first home buyers, downsizers or savvy investors looking to secure a quality home in the heart of Dianella.

2 1 1

**FOR SALE**
Under Offer by Brendan & Sharon Smith

**AGENTS**

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**AGENCY**

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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

Points of interest (all distances are approximate):

- 1.7km to Stirling Leisure Centre
- 2.0km to R.A Cook Reserve
- 2.1km to Mount Lawley Golf Club
- 2.9 km to Galleria Shopping Centre
- 3.4km to North Morley Primary School
- 3.5km to John Forrest Secondary College
- 5.0km to Mount Lawley Station

This property is currently tenanted on a fixed-term lease at a rate of $625.00 per week until 31/08/2026.

Rates & Dimensions:
Council $1,648.81 p.a.
Water $1,027.03 p.a.
Strata $600.00 p/qtr
Total Area: 77sqm

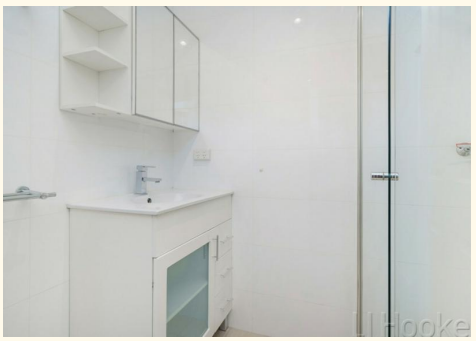
## MORE DETAILS

| | |
|---|---|
| Property ID | 3VK2FGJ |
| Property Type | Villa |
| Including | Air Conditioning<br>Courtyard |







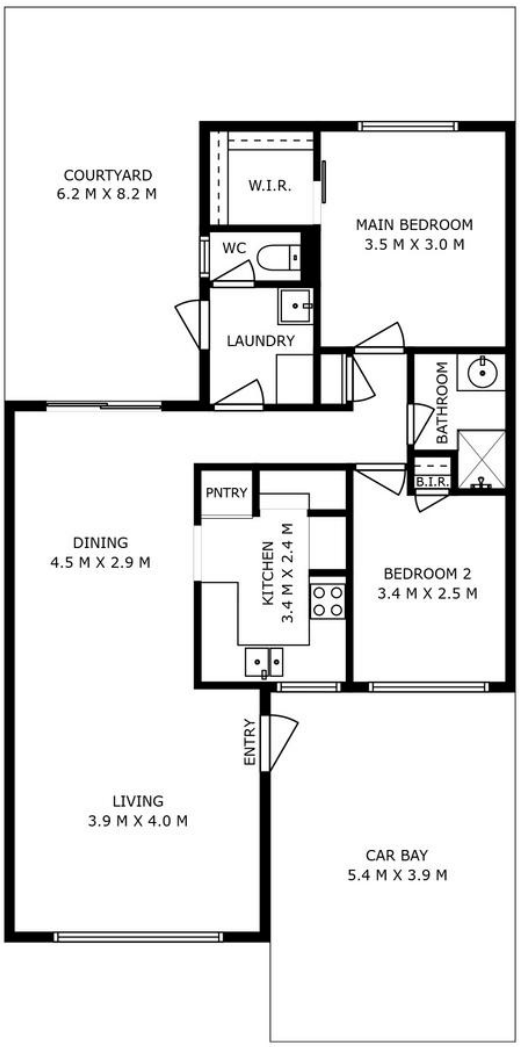




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*Approximate Areas*

| | |
|---|---|
| Internal | 77m² |
| Courtyard | 50m² |
| Car Bay | 21m² |

# LJ Hooker 8/306 Grand Promenade, Dianella

This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

www.propertyexperience.ljhooker.com.au
www.perthrealestatemedia.com

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