



# FOR SALE

## THE ULTIMATE IN APARTMENT LIVING

Apartment 63/61 Waverley St, Dianella  
Proudly presented by Rob Harwood @realty

This stunning, near-new 1-bedroom apartment is perfectly situated in a prime location next to Dianella Plaza, offering easy access to excellent transport links to the city and surrounding areas.

### Key Features:

- 1 spacious bedroom with walk-in robe
- Modern bathroom with laundry, featuring high-quality fixtures and fittings
- Generous open-plan living, with dedicated lounge and dining areas
- Sleek, compact kitchen with stone benchtops and dishwasher
- Elegant timber-look flooring throughout
- Split-system air conditioning for year-round comfort
- Expansive 17 sqm north-facing balcony
- Secure, undercover parking with one car bay and a private storeroom
- Residents of this premium complex enjoy access to fantastic shared facilities, including:

- A large central pool with full access
- Immaculate BBQ facilities
- A common room featuring a big-screen TV, pool table, and table tennis
- A fully equipped gymnasium and sauna

This property is perfect for investors, downsizers, or first-home buyers, with affordable strata fees of approximately \$800 per quarter. Don't miss out on this incredible opportunity – this stunning apartment won't be available for long!

1 BED | 1 BATH | 1 CAR

### PRICE:

Offers from \$449,000

### OPEN FOR INSPECTION:

N/A

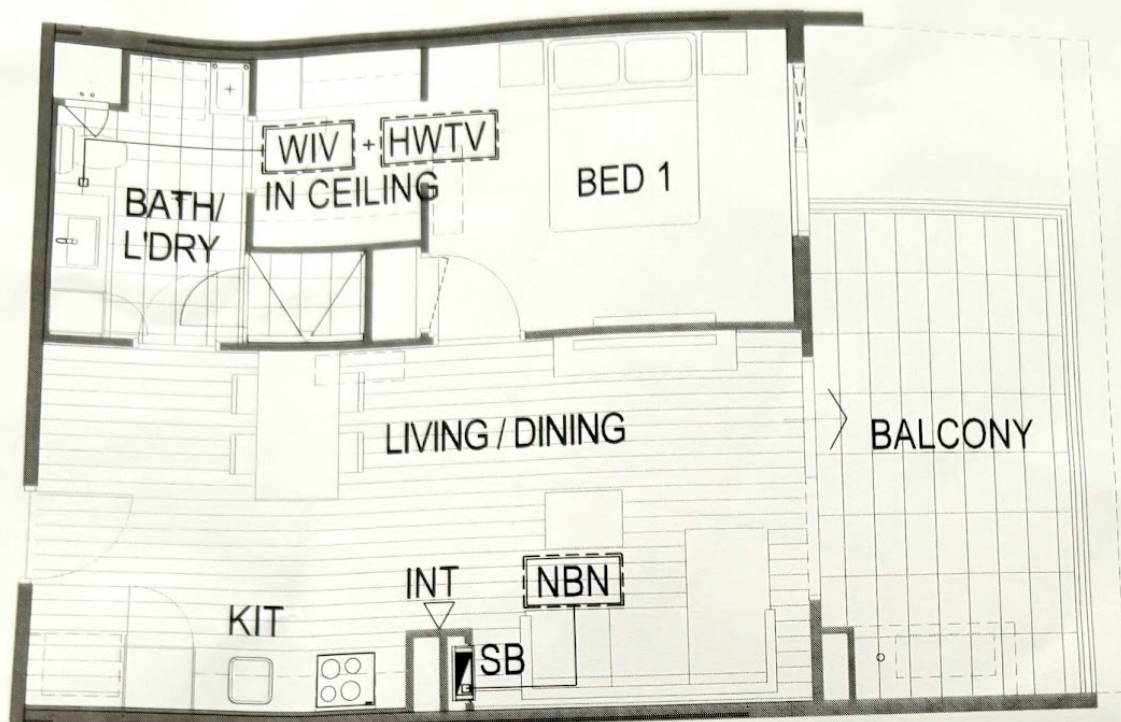


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## APARTMENT TYPE A1

1 BED / 1 BATH

APARTMENT NUMBERS (APT): 39, 45, 51, 57, 63, 68,  
72, 80, 84, 94, 98.

APARTMENT AREA : 52m<sup>2</sup>

BALCONY AREA :  
APT. 80, 94. 12m<sup>2</sup>  
APT. 84, 98. 13m<sup>2</sup>  
APT. 51, 63. 16m<sup>2</sup>  
APT. 45, 57. 18m<sup>2</sup>

COURTYARD AREA:  
APT. 68, 72. 24m<sup>2</sup>  
APT. 39 57m<sup>2</sup>

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.