



SOLD

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!

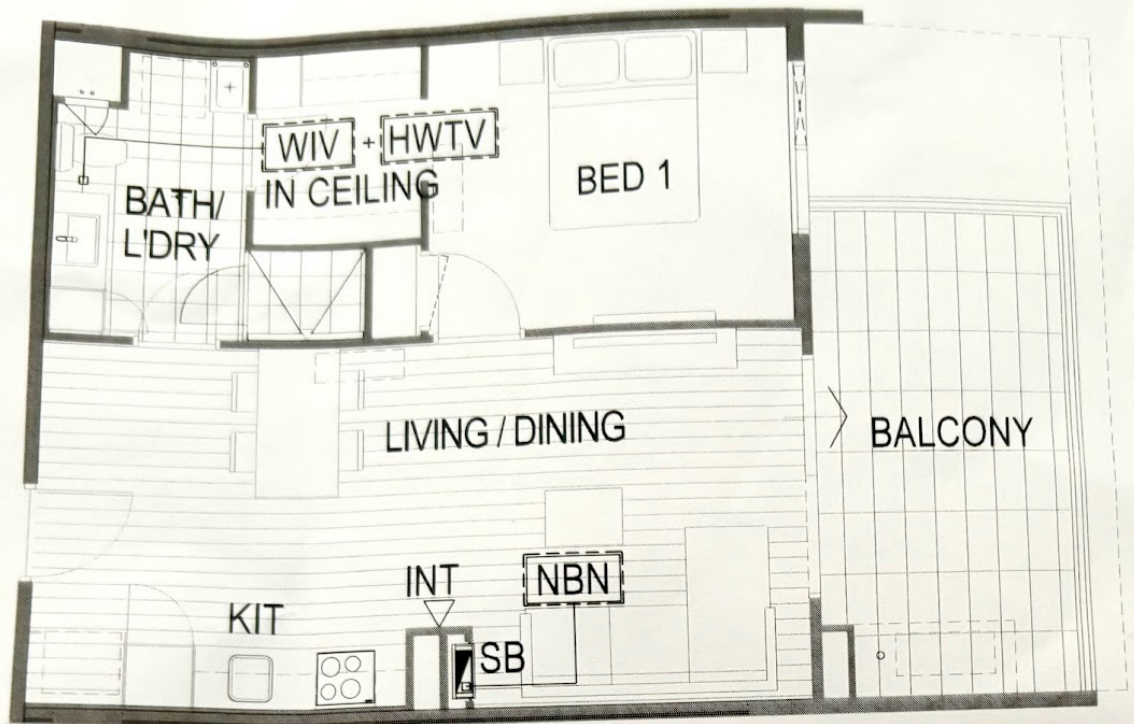
1 BED | 1 BATH | 1 CAR

PRICE:
\$452,000

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 : 52m²

BALCONY AREA :

APT. 80, 94.	12m ²
APT. 84, 98.	13m ²
APT. 51, 63.	16m ²
APT. 45, 57.	18m ²

COURTYARD AREA:

APT. 68, 72.	24m ²
APT. 39	57m ²

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.