



## FOR SALE

### SIMPLY IRRESISTIBLE.

17 Gracetown Drive Dianella is stunning. Yet for all its grace and grandeur, it manages to keep the essence of a warm and nurturing family home. The use of natural stone marble throughout maintains a certain sophistication and simplicity to the feel of the home.

ALL WRITTEN OFFERS WILL BE PRESENTED.

First time offered to the market by fastidious owners, this is certainly in the 'dream home' category and delivers on expectations of what a high end home in Perth is supposed to be. The owners personally selected the materials for this exquisite build, including Italian marble floors, Italian terracotta outdoor tiling and the rest of the high end finishes that make this home a complete stand-out.

Enjoying an elevated corner position with views to the Hills and City, the home sits on 617m2 (approximately) of prime Dianella land.

Take a moment to browse this list of features

Italian marble floors throughout, including skirtings, bullnose stair treads and risers. All Natural stone selected for its beauty and timelessness.

An impressive entrance to the home including terracotta-tiled portico, double door entry and regal entrance hall where your eye is immediately drawn to the pleasing curve of the marble staircase with its decorative wrought iron balustrading topped with American Oak rail. Feature inlay granite work is under your feet and a dome chandelier above to complete the best of first impressions.

5 bedrooms, 3 bathrooms including 2 ensuite bathrooms, 4 toilets.

Floor area of 495m2 (approximately) includes garage, portico, porch balconies, ground floor and upper floor dwelling spaces.

Triple-car garage which converts to an entertaining space boasting 5 ceiling fans. Extensive storage facilities within the garage. Drive through access to the rear of the property.

5 BED | 3 BATH | 3 CAR

PRICE:

ALL OFFERS PRESENTED

OPEN FOR INSPECTION:

N/A



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