



**SOLD**

## CAN'T AFFORD DIANELLA? THINK AGAIN!

HOME OPENS FRIDAY (TWILIGHT)  
SATURDAY  
SUNDAY

ALL OFFERS TO BE IN BY 4.00PM SUNDAY 24 NOVEMBER.

This charming 2-bedroom Duplex is superbly located and central to all the amenities you are just going to love.

It has the beautiful polished jarrah floorboards that are a hallmark of the era. The once beautiful backyard garden needs an inspired new owner to bring the beauty back to this perfect backyard space. It's such a generous amount of land and you have such great potential to work magic here.

Dianella is a place you can thrive in, so make sure you put yourself in the frame to buy this property. Just around the corner is the ever-popular Pimlott and Strand cafe which is a hotspot for breakfasts and coffee-catch ups. One of the most reputable schools in Dianella, Dianella Heights Primary, is located at the end of the street. And the great Dianella Open Space is just 200 metres walk away and enjoyed by the whole community as a recreation and exercise space with its playing fields, community facilities, play spaces, bushland trails and dog-friendly facilities.

Duplex homes are typically Strata Title properties but rest assured there are no Strata fees here: no Strata meetings, no Strata bank accounts etc. This one is built on a corner block so the other half of the Duplex pair is built facing Greenside Street, so it feels like this is a standalone house with its Golding Street frontage and Golding Street address.. Ideal, really.

This property will be an attractive buy for investors. Whether you are thinking of becoming a landlord for the first time; or adding a property to a portfolio - opportunities like this are few and far between.

The main bedroom has a built-in robe and both bedrooms are a good size and filled with brightness. With the inherent charm of this place you will have it just the way you like it in no time. Make this your step onto the property ladder and be the savvy buyer who bought in

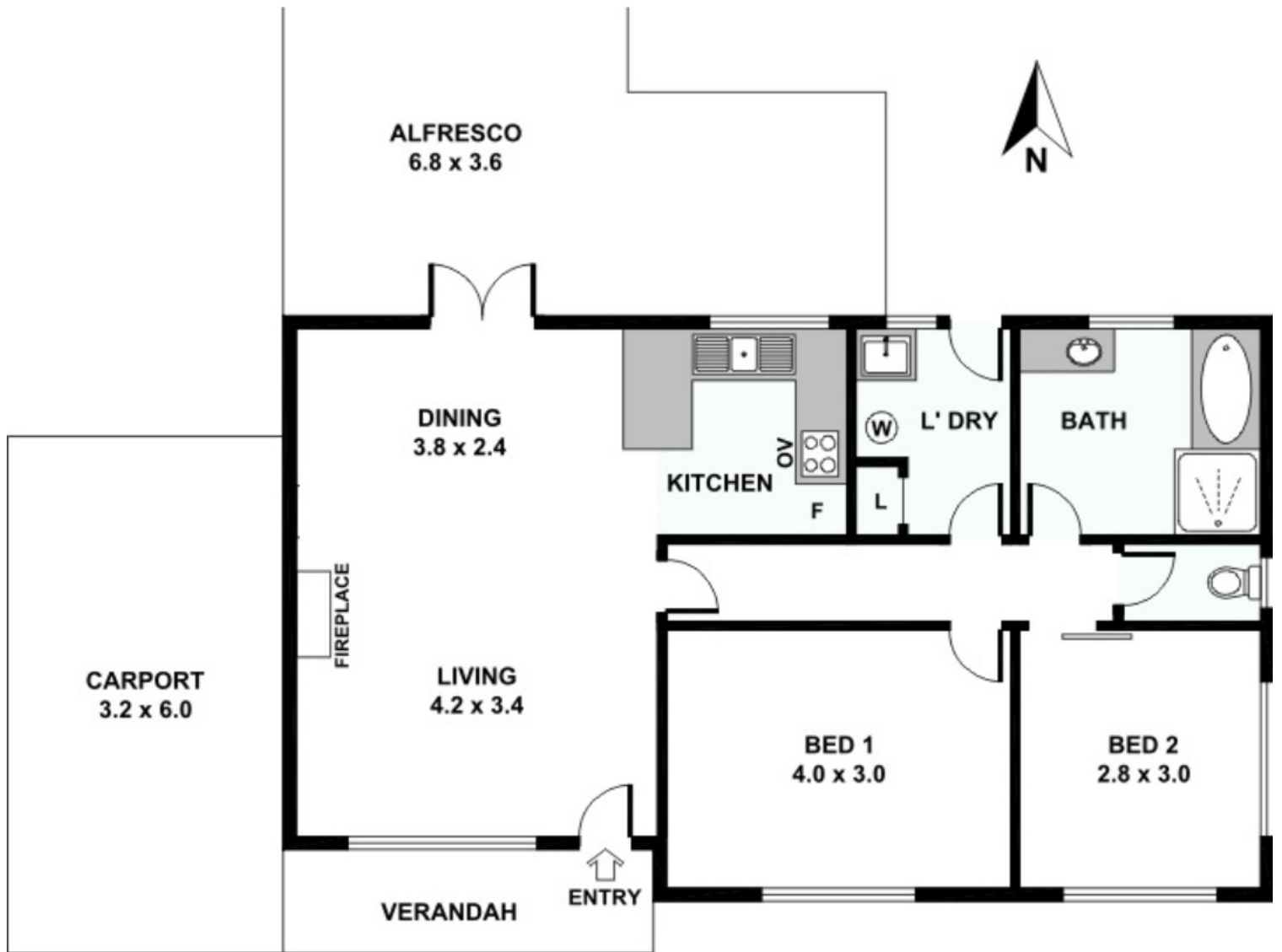
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$612,000**

**OPEN FOR INSPECTION:**  
**N/A**



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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.