



13 Dallwin Street, Dianella



## Dianella Diamond!

This prime 844sqm site (with a bonus 4x2 home which could be a potential renovation project for some) is situated in Dianella's 'golden triangle' - flanked by Morley Drive, Grand Promenade and Alexander Drive.

You will be hard-pressed to find a better-located property in the area, as this one ticks all the boxes for location, lifestyle and convenience!

This opportunity will appeal to families who value space, desirable local schools, accessibility to public transport, fantastic shopping and a range of other local amenities.

Location features:

- 1.40km walk to the Dianella Jewish Shule with your community
- 725m to Greek Orthodox Church
- 345m to Sunderland Dianella Primary School (noted for specialising in science, technology & engineering disciplines)
- 1.90km to Dianella Secondary College
- 250m to Banksia Montessori School
- 890m to Our Lady's Assumption School
- 1.65km to Our Lady of Lourdes School

🛏 4 🏠 2 📏 844 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24864
<b>Land Area</b>	844 m <sup>2</sup>

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

- 1.10km to Carmel School & 1.30km to Carmel Primary School
- 1.50km to Australian Islamic College

Enjoy being able to walk across to Dianella Regional Open Space to watch your kids play sport, catch the bus to work on one of the surrounding arterial roads. Dianella Plaza is under a 700m stroll away and has a range of specialty stores in addition to Coles, Woolworths and takeaway outlets.

Drive a short 3km to Morley Galleria Shopping Centre, and an even easier 2km to Terry Tyzack Aquatic and Leisure Centre. ECU students will love being 3km from campus and can walk to the bus stop in minutes and leave the car (or bike) at home.

Positioned in a lovely street, and surrounded by quality homes, this property is a stand-out and won't last long. The property is leased on a periodic basis, so you'll have an income stream while you discuss plans with your builder.

Contact Tibor Kiss from Xceed Real Estate on 0412 200 188 to register your interest TODAY.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*