

Sold



## 14 Gardenia Terrace, Dianella



### Spacious Family Home with Room to Grow!

First Time Offered

This immaculately presented family home in Dianella was built in 1990 by its current owners. Located in a quiet enclave bordered by Yirrigan Drive, Dianella Drive and Nollamara Avenue, it's perfectly positioned for accessibility to desirable schools, major shopping amenities and transport links.

With four bedrooms, a study, two bathrooms and multiple living areas, the property has undergone improvements over the years to create a very comfortable and liveable home. Its northwest aspect allows plenty of natural light, which, with the high ceilings, enhances a sense of spaciousness throughout.

The front sunken lounge room and main bedroom suite enjoy a street-front outlook over the landscaped native gardens. Follow the hallway around to the minor bedroom wing, and you'll also find wall-to-wall storage, a large family bathroom and the laundry.

A substantial central family room with a built-in gas heater will host endless gatherings and is ideally situated adjacent to the beautifully appointed chef's kitchen. High-quality Fisher & Paykel appliances include a dishwasher, induction cooktop and wall oven, and you'll love the stone benches, ample soft-closing cabinetry and spacious pantry fitted with drawers.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27995

#### Agent Details

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#### Office Details

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The third living room boasts solid timber flooring and a large bay window with a built-in window seat. It has a soaring raked ceiling, sliding door access to the outdoor alfresco area and is perfect for games/activities, an enclosed theatre or a formal dining space.

Take your entertaining outdoors beneath the pitched alfresco pergola, and enjoy fully-reticulated, easy-care gardens and a section of lawn. The front landscaping is filled with established native greenery and attracts an array of local birdlife. A 200-metre walk will have you enjoying the leafy Coralberry Verbena Reserve, and the kids need only stroll a few minutes to Dianella Primary and Secondary Colleges.

Contact Tom Vlahos from Xceed Real Estate on 0408 427 514 to arrange a time to view this superb family home.

Features include:

- Four bedrooms, two bathrooms
- Three internal living areas
- Study/small fifth bedroom
- 32-course ceilings throughout
- Large 771sqm family-sized block
- Gas fireplace in the family room
- Renovated kitchen with Fisher & Paykel appliances, engineered stone benchtops, soft-closing cabinetry
- Built-in robes and ceiling fans in all bedrooms
- Reverse-cycle air conditioning throughout (split systems in bedrooms, ducted in living areas)
- Recessed LED lighting
- Internal alarm system
- 5kW solar system
- Gas storage hot water system
- Double lock up garage with remote and rear access
- Pitched alfresco pergola
- Two citrus trees
- Fully-reticulated gardens and lawn (from mains)

Location (approx.distances):

- 200m to Coralberry Verbena Reserve
- 550m to Dianella Secondary College
- 950m (walk) to Dianella Primary School
- 400m to Nollamara Ave bus route
- 1.1km to The Square, Mirrabooka
- 1.5km to Reid Highway entries
- 5.7km to Westfield Morley Galleria
- Council rates \$1889.16 p/a approx

*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.*