



93B Wellington Road, Dianella



## Comfort, Practicality and Convenience!

Open by private inspections only! Call Simar Singh on 0433 767 296.

Discover abundant space and practical living in this four-bedroom home, nestled within a well-kept complex of three residences. Spacious living area designed to cater for entertaining and relaxation equally, it's the perfect low-maintenance home whether you're a growing family, first home-buyer or investor.

In the heart of the home, you'll find a functional kitchen equipped with stainless steel appliances and a practical breakfast bar for those busy school mornings. You'll love the open-plan layout that encourages family time and the split-system air conditioning for comfort throughout the seasons.

All four bedrooms, generous in size, offer built-in robes with the added luxury of reverse-cycle air conditioning in two. Complementing these are two bathrooms with all the essentials for family life, including a bathtub. Also, find easy-care laminate timber floors, complemented by the above-average ceiling height and tasteful recessed downlights. There's a large linen press for storage, an external storeroom, and a double lock-up garage accessed from the private rear laneway.

Outside, the property boasts a large paved courtyard that awaits your inspiration. Perfect for outdoor relaxation or entertaining, there's ample room for your outdoor setting and BBQ, potted plants and party lights!

4 bedrooms 2 bathrooms 2 car spaces 295 m2

**Price** SOLD for \$548,000  
**Property Type** Residential  
**Property ID** 29123  
**Land Area** 295 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

Xceed Real Estate - Sales  
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 REAL ESTATE

This well-located home is a stone's throw away from local primary schools, Morley Senior High School, and the amenities of Westfield Galleria Shopping Centre and Coventry Village. Enjoy proximity to nearby Morley Sport and Recreation Centre and Bayswater Waves, or take a stroll with your fur friend to nearby Dianella Dog Park.

Contact Simar Singh from Xceed Real Estate on 0433 767 296 for the perfect blend of comfort, practicality and convenience.

Features include:

- Four bedrooms, two bathrooms
- Brick and tile triplex home
- Double lock-up garage (remote)
- Laminate timber flooring
- Built-in robes in all bedrooms
- Split system AC in main living and 2 bedrooms
- Security screens throughout
- Recessed LED downlights
- Gas cooktop and electric oven
- Spacious paved courtyard
- Gas storage hot water system

Location (approx. distances):

- 400m West Morley Primary School
- 860m Morley Sport and Recreation Centre
- 1.7km Morley Senior High School
- 600m Infant Jesus School
- 1.2km Westfield Morley Galleria
- 1.4km Crimea Skate Park
- 2.6km Bayswater Waves

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\* Interested parties must be sure to undertake their independent enquiries.

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