

Sold



9 Salar Place, Dianella



## Large Family Retreat

Auction Location: Online Auction

The perfect abode for a family seeking comfort and convenience in a great location close to schools, shopping centres, leafy parks and public transport, this four-bedroom, two-bathroom home ticks all the boxes. Situated on a 733sqm corner block, this double-storey, well-maintained abode leaves no stone unturned, boasting two separate living areas, games room, a fabulous back garden with swimming pool, mature gardens and alfresco area.

Step inside and prepare to be impressed. A spacious home abundant in natural light, there is plenty of room for all here to either come together in communal spaces or enjoy their own private space to unwind. Featuring three bedrooms upstairs, one downstairs with potential to convert to a study, a recently renovated kitchen, dining room, two separate living areas and generous spaces inside and out, all family needs are easily met.

Entertaining is a breeze here too with your very own undercover semi-alfresco games room. The ideal area for family get-togethers, this space is easily large enough to accommodate plenty of furniture and even a pool table, rendering it an excellent teenager retreat. A step outside and you have plentiful space to indulge in the sun with a sparkling pool, tropical gardens and cared-for lawn. Adorn the pool-paved area with sun loungers and umbrellas and you have your very own slice of tropical paradise.

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**Price** SOLD for \$1,037,500

**Property Type** Residential

**Property ID** 30010

**Land Area** 733 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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**XCEED**   
REAL ESTATE

Embodying the essence of relaxed living and urban convenience, this huge residence offers a rare opportunity to embrace a lifestyle of comfort in a sought-after locale. The ideal residence for families who need room to roam, multiple living and entertaining areas, with schools, parks and public transport all within easy reach, plus proximity to arterial roads, everyone's needs are catered for here.

With additional features of split-system air conditioning, plantation shutters, solar panels and two garages and driveway providing plenty of parking, this is a versatile and comfortable property that any family will be happy to call home.

For expressions of interest, please contact [adam@xceedre.com.au](mailto:adam@xceedre.com.au) or call 0406 616 608.

Features include:

- Timber double door entrance with leadlight glass
- Four bedrooms (three upstairs with carpet, one downstairs)
- Main bedroom boasts generous sized walk n robes with built-in storage, others with built-in robes
- Bedroom downstairs could be converted to a study – features timber style flooring and split system air conditioning
- Two bathrooms, one on each floor, with upstairs featuring a bath
- Two living areas, both with split system air conditioning
- One at front of home, other features bar with fridge recess and split system air conditioning, sliding doors to the alfresco area
- Well-appointed, recently renovated kitchen and separate dining room
- Separate study nook upstairs on landing
- Plantation shutters and linen cupboard upstairs
- Several split systems throughout in living areas and each bedroom
- Large undercover alfresco area with pitched roof, split system air conditioning, and fan
- Spacious separate laundry including shower and toilet
- Generous garden with manicured lawn and mature foliage, walled exterior
- Fenced swimming pool with paved area and tropical gardens
- Two double lock-up garages and driveway for extra parking
- Solar panels

Location (approx. distances):

- Gordon Reserve 260m
- Dianella Regional Open Space 1.3km
- Mirrabooka Shopping Centre 1.6km
- Infant Jesus School 3.2km
- The Square Mirrabooka 3.8km
- Dianella Secondary College 4.1km
- Dianella Primary College 4.9km
- Mt Lawley Golf Club 5.2km
- John Forrest Secondary College 5.7km

*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.*