

**9 Aldersea Road, Dianella, WA, 6059**

**House For Sale**

Wednesday, 20 November 2024

9 Aldersea Road, Dianella, WA, 6059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Brad Irving



Stuart Irving  
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## Golden Triangle & YAEL K - The Dream Combination!

Hidden from the passing world, is this Bespoke and Deceptively Spacious 3 Bedroom, 2.5 Bathroom purpose-built residence Designed by Renowned Architect YAEL K to suit the exacting requirements of the Discerning Owner.

Ideally located in Dianella's Revered "Golden Triangle" and with street frontage to Breckler Park, this home affords convenient access to Local Parks, Carmel School, WA/Yokine Private Golf Club, as well as being in close proximity to local shopping amenities.

Set within your Own Private Oasis, there is nothing small about what 9 Aldersea Road Dianella has to Offer, with its intelligent and practical Design layout of the oversized living and accommodation areas that includes the convenience of a Huge Main Bedroom with its private courtyard outlook and the oversized ensuite with its indulgent spa and oversized separate shower, to the equally large Second & Third "minor bedrooms" and casual sitting rooms, this home has so much to offer without the stress of maintaining large gardens and allows you to simply sit back and relax!

With Over 360sqm of Single Level Living space the Accommodation & Amenities include:

- \* Impressive Entrance Foyer with Portico
- \* Formal Lounge & Dining Room to suite private functions
- \* Large Open Plan Family Living with Bespoke Kitchen & Cabinetry, Casual Meals & Living Room
- \* 3 Large Double Bedrooms
- \* Main Bedroom Suite includes Walk in Robe, Huge Ensuite with Spa & Separate Shower plus direct access to Private Study/Office
- \* 2nd Full Family Bathroom
- \* Guests Powder Room
- \* Alfresco Entertaining Area with "Vergola" opening roof
- \* Ducted Air-conditioning throughout,
- \* Large Laundry Facilities with loads of storage space
- \* Oversized Double Garaging facilities that afford direct access to residence
- \* Street Frontage to Breckler Park

With a Superb, Family Friendly Location, this Impeccably maintained and presented home will appeal to Young Professionals and Busy Executives alike as well as providing that Perfect and Often Sought After "Downsizer" Opportunity for those amongst us who are "looking to wind down" but one that still allows you to "live large" without compromising on quality, size and style, what more could you ask for!

Title particulars:

Lot 127 on Plan 8967  
Volume/Folio 1784/469  
Total Lot Area - 728sqm  
Built Area - 363sqm (inc garage)  
Council Rates: \$2,263 pa,  
Water Rates: \$1,574 pa,

For Further Details or to arrange your private inspection, please contact Agents:

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