

16 MELDON WAY, DIANELLA



FOR SALE

BY AUCTION – 11.00am, SATURDAY 6 SEPTEMBER 2025

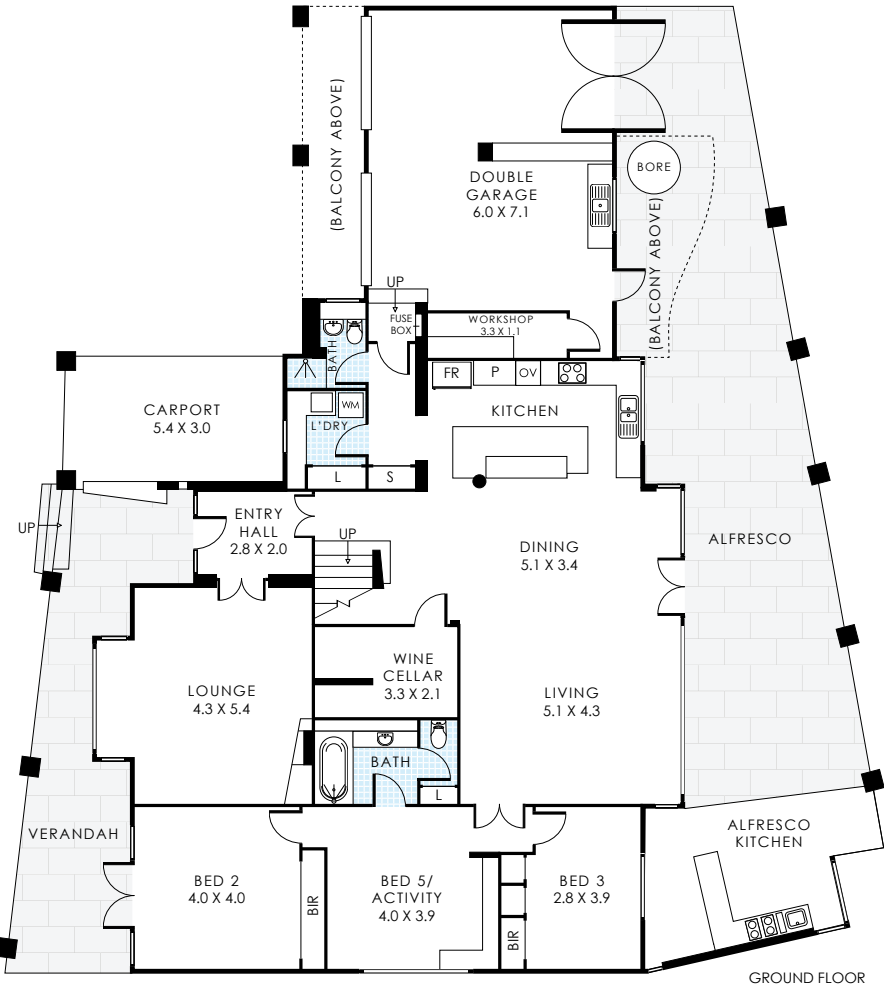
- EXCEPTIONAL FAMILY HOME
- PERFECT FOR GROWING FAMILIES
- MULTI-GENERATIONAL
- 4/5 BEDROOMS + STUDY
- ARCHITECT DESIGNED
- IMMACULATE GARDENS

08 9321 0911



AN EXCEPTIONAL FAMILY HOME

16 MELDON WAY, DIANELLA



GROUND FLOOR PLAN

FINALLY!...

An exceptional home just perfect for multi-generational families offering 4/5 bedrooms, large study, 3 bathrooms and multiple living and entertaining areas including a jarrah decked, outdoor alfresco that rivals most sports' bars.

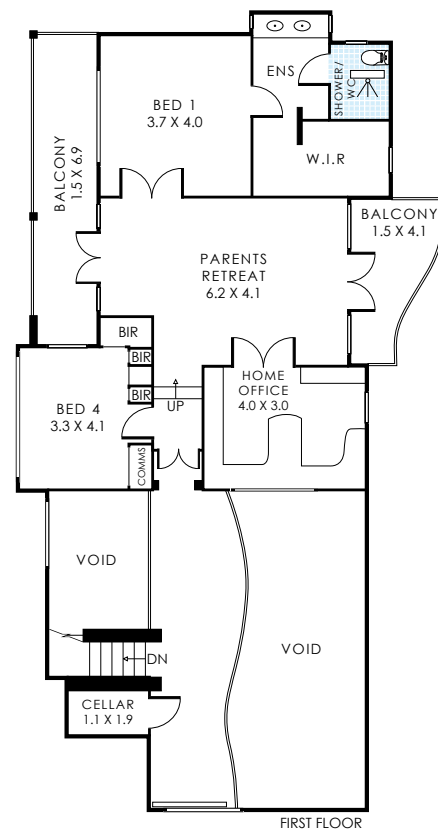
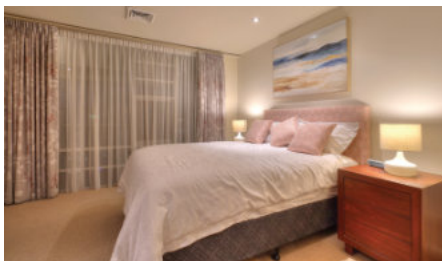
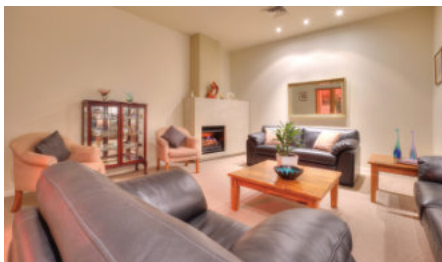
This stunning home was completely re-designed in 2002 by architect, Andrew Broughton and lovingly maintained in pristine condition by the current owners.

The home is architecturally eye-catching from inside and out. Stepping past the grand verandah and timber framed glass entry door, internal living welcomes with an abundance of natural light, a soaring arched ceiling, be-spoke lighting and a bridge walkway with garden vistas featuring prominently throughout.

The upper living is a true sanctuary with front and rear balconies off the large secondary living area adjoining the main bedroom, walk in robe and ensuite. A study with built-in timber cabinetry provides a quiet workspace while a fourth bedroom or nursery offers versatility for growing families.

The outdoor kitchen under the main roof comes complete with a jarrah timber floor, bar, 4 stools, a 900mm Gaggenau bbq grill and wok with stainless steel rangehood, 900mm oven, bar fridge and dishwasher; all designed for effortless entertaining.

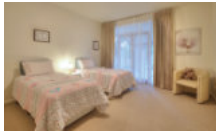
The side rear vehicle access is ideal for tradespeople or those with prized boats, caravans, trailers and other equipment. Ample off street parking is ideal for those working from home or families with multiple vehicles.



FIRST FLOOR PLAN

FEATURES INCLUDE:

- Double garage with vehicular access to rear yard
- Queensland blackbutt timber floors
- CCTV/Security system
- Ample storage
- Two-level wine cellar.
- Ducted and zoned air conditioning
- Alfresco kitchen
- Boat/trailer/caravan secure parking
- Verandahs and balconies for cool summer breezes



Immaculate gardens adjoin this landmark home creating your own private oasis on 1,450m² for everything from relaxing under the charming gazebo to casual backyard cricket matches and unforgettable milestone celebrations.



AUCTION DETAILS

The conditions of sale will not be read in full on the auction day, prospective buyers should obtain a copy from the selling agent, Lloyd Collins Property Consultants, before the auction. A timber pest inspection report and electrical safety certificate have been issued and copies are available upon request.

The auctioneer is Mr Rob Druitt of First National Druitt and Shead.

The Property is to be sold on the following terms, namely 5% deposit on the fall of the hammer and the balance at settlement on 17 October 2025. Should bidding not reach the reserve price for the Property then the highest bidder will have the option of purchasing the Property at the reserve price, but the option may only be exercised within 10 minutes of the completion of the auction.

Offers may also be considered and the Property sold before Auction.



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