



33 Diamond Street, LITTLE GROVE, WA 6330

From Rough Diamond to Rural Masterpiece

There are properties that tick boxes, and then there are those that leave a lasting impression. Set on an impressive 1.98ha in the sought-after Little Grove area, 33 Diamond Street is one of those rare offerings that has been thoughtfully transformed into something truly special.

The centrepiece is an exclusively designed octagonal home that embraces its elevated position and makes the absolute most of the breathtaking outlook. The three-bedroom, one-and-a-half-bathroom residence is all on one level and offers a spacious open-plan living area where large windows frame sweeping hinterland views, with captivating glimpses across to Mount Melville and the Albany township beyond.

Over time, the current owners have meticulously reimagined the entire property. What was once a rough diamond has been carefully cut and polished into a lifestyle retreat that blends functionality, comfort and natural beauty.

The house yard has been extensively landscaped to create an inviting and practical environment. Fully enclosed and accessed via an electric gate, the secure grounds feature a circular driveway that makes vehicle movement effortless while protecting the beautifully established gardens from the local native wildlife. Under-house parking and

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TYPE: For Sale

INTERNET ID: 300P197035

SALE DETAILS

OA \$1,999,000

CONTACT DETAILS

Albany Real Estate
189 Chester Pass Road
ALBANY, WA
08 9842 7900

Neels Delport
0450 451 401

storage have also been completed, adding valuable practicality to everyday living.

Water security has been thoughtfully addressed, with two substantial rainwater tanks holding approximately 56,000 litres and 86,000 litres respectively, providing ample supply for the home.

Positioned at the lower end of the property is an outstanding 140sqm high-bay shed with concrete flooring and mezzanine storage. Complete with its own 23,000-litre rainwater tank and complemented by an 8.8kW solar array nearby, this versatile space offers endless possibilities for tradies, hobbyists, caravan storage or those simply wanting room to pursue their passions.

Further enhancing the property's appeal is a newly commissioned bore servicing the reticulated gardens, ensuring the stunning grounds remain vibrant throughout the seasons.

The result is a property that offers the best of both worlds-peaceful semi-rural living with space to breathe, while still enjoying convenient access to Albany's amenities. The hard work has been done. All that's left is for the next owners to move in and appreciate everything this remarkable Little Grove lifestyle property has to offer.

Don't forget to look at our 3d Tour of the residence on this link

<https://my.matterport.com/show/?m=7LkCuzrsJFr>

Contact Neels Delport on 0450 451 401 or neels.delport@elders.com.au for more information

Other features: Area Views, Bush Retreat, Car Parking - Basement, Carpeted, City Views, Close to Schools

- Land Area 1.968 hectares
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double carport
- Ensuite











FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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