

Sold



19B Rye Place, Nollamara



## CONTEMPORARY, TRANQUIL HOME WITH SOMETHING FOR EVERYONE

Welcome to 19b Rye Place, Nollamara, a modern three-bedroom, two-bathroom gem set in an elevated, quiet cul-de-sac. Perfect for families, professionals or investors looking for a low-maintenance residence, step inside and you'll be welcomed by a generous living space encompassing sleek porcelain tiles, high ceilings, clean lines and a lovely, natural light. This is a fabulous residence that delivers on comfort and style. Any budding chef would be at home in the kitchen with its quality fittings, modern appliances, plenty of overhead cupboards, plus casual dining options with a breakfast bar. Overlooking the living room, this is a generous space the whole family can come together and enjoy. But the real stand out here is the stunning alfresco area – replete with a gorgeous cedar ceiling under the main roof, an overhead fan and blinds, this relaxing slice of paradise will make for many a summer-time BBQ, an ideal area for entertaining guests, or even a cosy winter retreat. Open or close the blinds depending on the season and this area could be used virtually all year round.

Not only are you in an amazingly convenient and quiet location here, but your comfort is assured. All bedrooms feature built-in robes and carpeted flooring, the main with its own ensuite and another separate bathroom featuring down the hall. With sliding doors in the main living areas lending a gorgeous flow through to the paved patio, this home has a relaxed ambience that makes summer living easy.

Private and secure, with plenty of great schools within striking distance, you are less than 10km to Perth CBD and only moments from arterial and link

3 2 2

**Price** SOLD for \$540,000

**Property Type** Residential

**Property ID** 29465

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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roads, making commuting an absolute breeze. Combine this with proximity to parks, great schools, public transport, shopping precincts and nearby Tuart Hill dining options, and this home ticks all the boxes for a wonderful residence on a quiet street but close enough to all the action.

Be quick to secure your viewing. For expressions of interest, please contact Joe Da Mata, Xceed Real Estate on 0406 237 964 or [joe@xceedre.com.au](mailto:joe@xceedre.com.au)

Features include:

Three generous-sized bedrooms, master with walk-in robes

Second and third bedrooms with built in robes

Main bathroom features an en-suite

Second bathroom

Open plan kitchen/living dining area

Gorgeous undercover alfresco area with timber cladding, blinds and ceiling fan

Porcelain tiles

High, recessed ceilings

Split system air conditioning

Solar panels

Roman blinds

Downlights

Double garage with access to home interior

Separate laundry with exterior access

Private and secure with Colorbond fencing

No Strata fees just commom insurance.

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