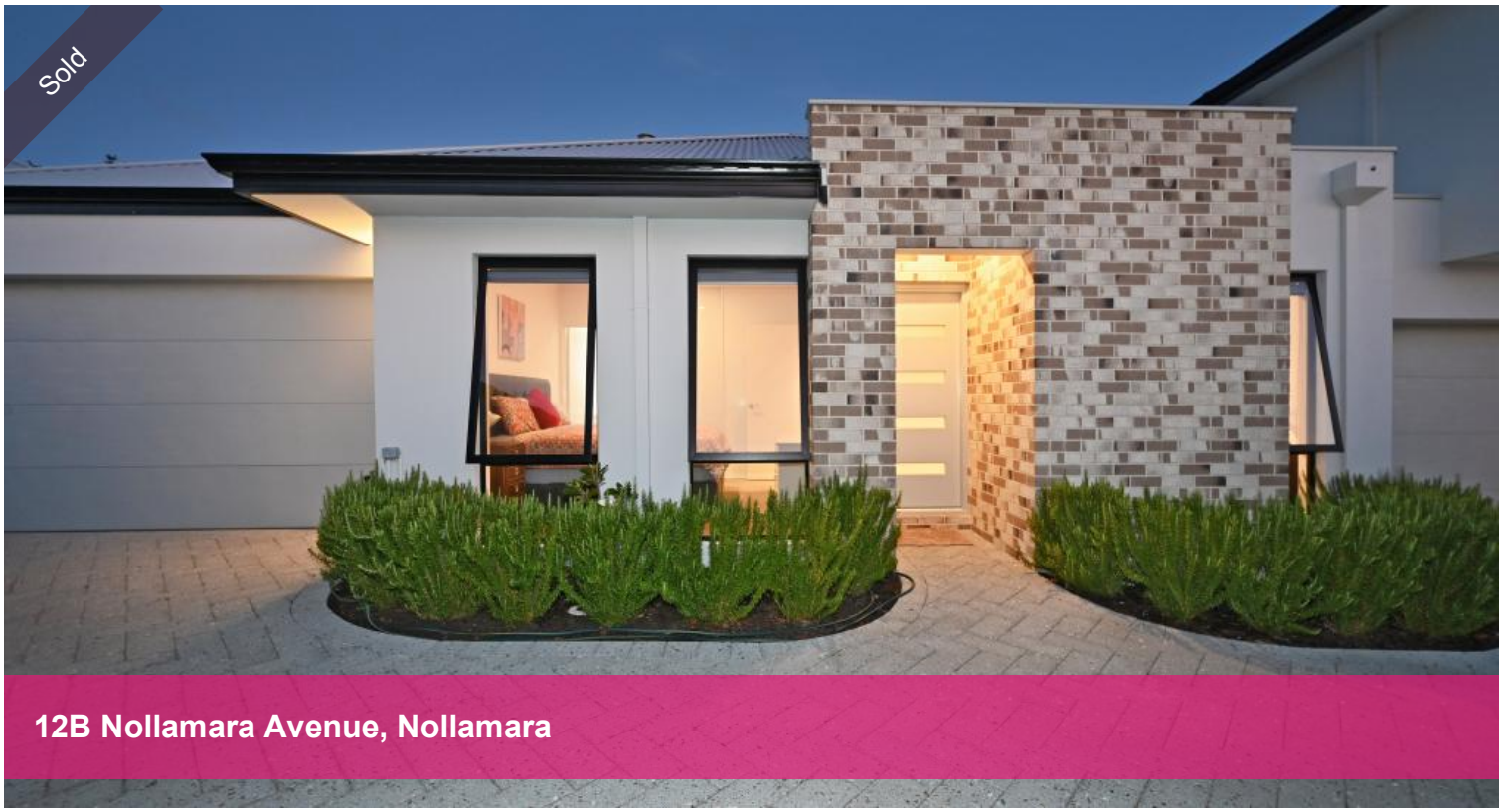


12B Nollamara Avenue, Nollamara







ACCESSIBLE, CONTEMPORARY AND LOW-MAINTENANCE – A TRIFECTA!

Step inside this contemporary three-bedroom, two-bathroom home and you'll be greeted with a light and bright, well-appointed, compact home with quality features. At just two years old, there is literally nothing to do here but move in and enjoy the spoils of modern living in a fabulous, central location. Walk to Nollamara shops and local café, nearby Des Penham Park and with a bus stop literally out the front, Wanneroo Road around the corner, and less than ten minutes' drive to the city, commuting is an absolute breeze. An ideal home for downsizers, a professional couple, a small family, or an astute investor seeking low maintenance and high growth in a great location.

Enter via the front door, and to the left sits the main bedroom – a lovely room overlooking the front gardens, featuring both drapes and roller blinds and its own sleek ensuite. Two other bedrooms down the hall are of good size, one with sliding doors leading to the exterior, with all rooms featuring carpet and their own built-in robes. Along the hall also behind doors, is the cleverly concealed, integrated laundry complete with plenty of shelving.

The open plan kitchen/living/dining area is a welcoming space, a lovely central hub overlooking the north-facing, paved courtyard outside. This generous-sized and well-appointed kitchen boasts an abundance of cupboards, a pantry and gorgeous, white marble benchtops with a breakfast bar. Through sliding doors, the living room flows nicely into the home's exterior, an enclosed space to unwind, dine and/or entertain guests.

3 2 2

Price	SOLD for $625,000
Property Type	Residential
Property ID	29586

Agent Details

Tom Vlahos - 0408 427 514

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

XCEED REAL ESTATE

Capturing the sun, this is a lovely reprieve to adorn with pots, plants and outdoor furniture while the undercover area, replete with a ceiling fan and downlights, extends alfresco living beyond summer.

Enjoy the best of both worlds here. Everything from your doorstep is within easy striking distance – shops, cafes, parks, quality schools and the larger Mirrabooka Shopping Centre is only a short drive away. And being a virtually brand-new home adorned with plenty of quality fittings and features, both low maintenance and convenience are assured. For expressions of interest, please get in touch with Tom Vlahos, Xceed at tom@xceedre.com.au or 0408 427 514.
Features include:
Three bedrooms, all with carpet and built-in-robes
Two modern, sleek bathrooms with skylights
Open-plan kitchen/dining/living areas
Kitchen with marble benchtops, ample cupboards and a pantry
Timber laminate flooring, downlights throughout
Integrated laundry including washer/dryer
Floor-to-ceiling linen cupboard
Split system air conditioning in living areas
Roller blinds on windows plus drapes in the main bedroom
North-facing paved courtyard with undercover alfresco area, including downlights and ceiling fan
20sq m storage above garage plus Intercom system
Bigger than your average two-car automatic garage with access to both kitchen and home exterior
Secure and private with gate access

Location (approx. distances):
West Coast Steiner School 400m
Nollamara Shopping Centre 550m
Nollamara Primary School 750m
Des Penman Reserve 1.6km
Dianella Secondary College 1.7km
West Australian Golf Club 2.9km
Mirrabooka Shopping Centre 3.3km
Semas Academy 3.8km
Yokine Regional Open Space 5.3km

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