







Perfectly positioned in sought-after area in Nollamara

3 2 2 315m2

This double-storey, three-bedroom, two-bathroom home boasts the best of both worlds – a functional floor plan with two living areas, just striking distance to shopping centres, leafy parks and quality schools. The perfect abode for either a family wanting a world of comfort and convenience or investors seeking a prosperous opportunity in a high-growth central area.

Step inside to an open plan kitchen overlooking the dining area with a spacious living area beyond, a welcoming, light and bright central zone for everyone to come together, with the kitchen providing plenty of modern features and ample storage and bench space. From your tiled living area is a seamless flow out onto your alfresco reprieve-fully enclosed with a high fence where you can enjoy a sunny courtyard that easily accommodates outdoor furniture and a BBQ. Add a splash of greenery with some potted plants, and you have a gorgeous spot to enjoy outdoor meals, morning coffee and a private place to unwind on weekends.

Upstairs, another separate living area provides more options and room to relax with three carpeted bedrooms of generous proportions ensuring plenty of contemporary style - two featuring built-in robes with the main bedroom boasting walk-in robes and a sleek bathroom with his and hers basins and glass shower screen. A second bathroom accommodates other bedrooms, with all modern features, including a bath.

Enjoying an outstanding, central location of unparalleled convenience, this

Price	SOLD for $689,000
Property Type	Residential
Property ID	30347
Land Area	315 m2
Floor Area	161 m2

Agent Details

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home couldn't be better positioned to enjoy Nollamara's local lifestyle amenities. Leafy green Des Penham Reserve and playground is just 500m away while picking up your groceries from Northlands Shopping Centre is a breeze at a ten-minute stroll. Nollamara Shopping Centre is also walking distance while all educational needs are met with so many great schools nearby, including West Coast Steiner School and Nollamara Primary. With public transport right on your doorstep and only 20 minutes to Perth CBD, this is an excellent family home that ticks all the boxes for easy, quality living or a wise investment with significant upside potential.

For expressions of interest, please contact Steven Bethel at steven@xceedre.com.au or phone 0468 719 374 or Jonathon Durrant at Jonathan.d@xceedre.com.au or 0438 909 480.

Features include:

Three carpeted bedrooms, two with built-in robes
Main bedroom features walk in robes, sleek ensuite
Second bathroom with bath
Open-plan kitchen/living/dining areas
Well-appointed kitchen with ample cupboards, bench space, pantry, and double sink
Security system
Split-system air conditioning
Tiled flooring downstairs
Separate formal lounge
Fully tiled laundry with overhead cupboards
Storeroom
Separate W/C
Double garage with extra parking out front
Fully enclosed, private, paved courtyard
Double garage with extra room for parking out front

Location (approx. distances):

Hancock Karabli Reserve 240m
Dianella Primary College 850m
Dianella Secondary College 900m
Seven Hills Estate Winery 1.1km
Nollamara Shopping Centre 1.3km
West Coast Steiner School 1.5km
Des Penman Reserve 2.0km
Mirrabooka Shopping Centre 2.5km
Nollamara Primary School 1.3 km
North Metropolitan TAFE 3.1km
West Australian Golf Club 2.0km
Yokine Regional Open Space 4.4km

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