







ONE HUNDRED REASONS TO LIVE HERE!

Modern, functional, fresh and bright, welcome to 100 Nollamara Ave, a beautifully presented three-bedroom, two-bathroom home that offers stylish, comfortable and convenient living. With street frontage within a complex of three, this is a gorgeous, light-filled home featuring comfortable bedrooms and contemporary living spaces within striking distance to parks, reserves, schools, and local shops.

A particularly unique feature that adds to the charm and soul of this welcoming home, is the entrance to the sunny courtyard. Architect-designed by the current owner, the custom metal gate features 100 black kangaroo paws intricately carved in a nod to the home's location. With the indigenous Nyoongar word for 'Nollamara' meaning 'black kangaroo paw,' this namesake is a fitting addition to a residence nestled within the suburb, making this home even more special.

Step inside to the open-plan family living areas of living, kitchen and casual dining zones, inviting spaces of neutral hues featuring timber-look flooring, down lights and natural light. The kitchen is well-appointed with plenty of storage and bench top space with a dining area featuring built-in shelves and sliding doors to the exterior courtyard, creating a lovely seamless flow between indoor and outdoor spaces.

Here, a stunning, paved courtyard provides a gorgeous, verdant sanctuary. Flanked by a limestone wall and lush greenery, indulge in this tranquil and

3 2 1 202m2

Price	SOLD for $640,000
Property Type	Residential
Property ID	30474
Land Area	202 m2
Floor Area	118 m2

Agent Details

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private space, the ideal spot to enjoy family outdoor meals, to entertain, or simply relax amongst nature. With a brand new Vergola louvre roof installed, protecting you from the elements, and space for dining furniture and outdoor chairs, this is an enclosed haven to unwind - the perfect balm for a busy lifestyle.

With three bedrooms, all boasting sliding mirrored robes, ceiling fans, drapes and blinds, there is comfort aplenty, with the main bedroom enjoying a sleek ensuite with another family bathroom with bath servicing the rest of the home.

A magnificent, contemporary home that has been lovingly cared for with an abundance of fine features and furnishings, a signature gate lending a unique appeal tying into the home's location, and proximity to all amenities, including public transport and just a 20 minute drive or bus to the Perth CBD, there are numerous good reasons why this abode should be called home. Ideal for first-time buyers, families, and investors, this Nollamara beauty definitely won't last! For expressions of interest, please contact Steven Bethell at steven@xceedre.com.au or phone 0468 719 374 or Jonathan Durrant at Jonathan.d@xceedre.com.au or 0438 909 480.
Features include:

Built in 2011 -202sqm of Land/118sqm of Floor Area
Street Frontage within a complex of three
Custom, architect designed gate providing a distinctive entrance to courtyard
Three bedrooms featuring timber style flooring, ceiling fans, mirrored built in robes
Main bedroom includes modern ensuite
Separate bathroom with bath
Open-plan living/kitchen/dining areas
Modern kitchen with plentiful cupboards, breakfast bar, double sink, stainless-steel appliances
Floor to ceiling cupboards off kitchen
Floor to ceiling shelving in living room
Stunning verdant, paved courtyard with new, adjustable Vergola roof
Separate laundry with shelving
Downlights
Single Garage with storage Area plus undercover shade cloth for second car parking
Split System A/C and ceiling fan in living area, main bedroom
New Wood-look Vinyl Plank flooring
Front door security screen and outdoor lights

Location (approx. distances):

Hancock Karabli Reserve 450m
Dianella Primary College 1.6km
Dianella Secondary College 800m
Seven Hills Estate Winery 1.9km
Nollamara Shopping Centre 1.6km
West Coast Steiner School 1.4km
Des Penman Reserve 1.5km
Mirrabooka Shopping Centre 2.4km
Nollamara Primary School 1.4 km

North Metropolitan TAFE 3.0km
West Australian Golf Club 2.2km
Yokine Regional Open Space 4.6km

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