


# 28 Newhaven Way, Nollamara







## Development potential

3 2 2

You'll need some imagination for this three-bedroom, two bathroom home. An experienced or enthusiastic renovator will undoubtedly have plenty of ideas to design a contemporary home on this generous 728sqm block. Since the home is set back from the street, there is ample opportunity to knock through and extend rooms to revitalise the property while creating a floorplan catering to modern living.

Developers and investors will immediately see the potential in demolishing and building a brand-new property from scratch. Either way, you can't go wrong in this family-friendly neighbourhood.

As it stands, the property features a retro kitchen with built-in seating, a spacious lounge room and a second kitchen with a gas cooker and multiple living areas. Outside, there is a wrap-around veranda and carport further expanding the outdoor living space and undercover parking, plus there is a circular driveway and a lock-up double garage.

Sitting on the cusp of Yokine and Dianella within the dynamic City of Stirling, this central location has easy access to many amenities. Falling within the catchment zone of Dianella Secondary College and Dianella Primary School, which are only a short walk away, you're close to Our Lady of Lourdes School Nollamara, Nollamara Primary School and Edith Cowan University. You're also within walking distance of Robertsbridge Reserve and Des Penman Reserve, with playgrounds and sporting facilities, and you're not far from the

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| **Price** | SOLD for $677,250 |
| **Property Type** | Residential |
| **Property ID** | 30924 |

### Agent Details

Rick Milankov - 0402 676 050

### Office Details

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

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Stirling Leisure Centre (Mirrabooka), Western Australian Golf Club and Terry Tyzack Aquatic Centre.

You're only moments from the city and several shopping and dining precincts such as Nollamara Shopping Centre, Mirrabooka Shopping Centre and Dog Swamp Shopping Centre.

Nearby main arterial roads such as Morley Drive, Reid Highway, Wanneroo Road, Stirling Train Station and the Mitchell Freeway will make the morning commute a breeze.

There is plenty of potential here, so please don't hesitate to contact Rick Milankov at 0402 676 050 or rick@xceedre.com.au.

Property features:

Three-bedroom, one-bathroom brick and tile home
Retro kitchen with an electric cooker, a dishwasher, breakfast bar and built-in seating
Second kitchen with a gas cooker
Spacious lounge room
Separate laundry
Split-system air-conditioning and ceiling fans
Double lock-up garage with driveway access and a circular driveway
Wrap-around verandah and carport
728sqm block with established plants and a garden shed

Location highlights:

450m to Robertsbridge Reserve
600m to Dianella Secondary College
850m to Dianella Primary School
1km to Des Penman Reserve
1.7km to Nollamara Shopping Centre
1.9km to Mirrabooka Shopping Centre
1.9km to Our Lady of Lourdes School Nollamara
2km to Stirling Leisure Mirrabooka
2.1km to Nollamara Primary School
3km to the Western Australian Golf Club
4.6km to Dog Swamp Shopping Centre
5.4km to Terry Tyzack Aquatic Centre
5.9km to the Stirling Train Station
6.2km to Edith Cowan University

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*