

Sold



1A Rye Place, Nollamara



## Spacious & Private

Nestled in a prime location opposite a peaceful park & bushland this immaculate 3 bedroom, 2 bathroom home offers low maintenance living combined with privacy & tranquility. Perfect for first-home buyers, downsizers or investors alike, this freshly painted & carpeted residence boasts a move-in and enjoy lifestyle!

At the heart of the home is a spacious light filled kitchen, featuring gas cook-top, under counter oven, large fridge recess and ample storage, making it a delight for any home chef. Adjoining the kitchen is an open-plan living & meals are with sliding doors opening onto the north facing rear courtyard. Solid wood flooring provides a warm and inviting space to entertain or relax. For added comfort there is a separate freshly carpeted lounge/theatre room.

Located in super convenient Nollamara, this home is close to a selection of schools, shopping centres and local amenities, with the serene park views right across the street, adding an extra layer of appeal.

For further Information or to arrange a private viewing please contact Ian Fatharly on 0411 86 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au).

## Accommodation and Features

- 3 bedrooms with built in robes and walk-in robe to master bedroom
- 2 bathrooms
- Modern kitchen with gas cooktop & under counter oven

3 bedrooms 2 bathrooms 2 car spaces 297 m2

<b>Price</b>	SOLD for \$665,000
<b>Property Type</b>	Residential
<b>Property ID</b>	31109
<b>Land Area</b>	297 m2
<b>Floor Area</b>	158 m2

## Agent Details

Ian Fatharly - 0411 886 183

## Office Details

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WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

- Solid Jarrah Wooden flooring to main living area
- Separate lounge/theatre room with gas bayonet and reverse cycle split system air-conditioner
- North facing & private rear courtyard
- Double lock-up garage with remote controlled door
- Automatic reticulation to front and rear garden
- Gas storage hot water system
- Low maintenance 297 SQM street front block

Council Rates:\$1,588 P/A

Water Rates:\$1,184 P/A

Levies; Nil

Approximate distance to

- 20m- Rye Place Reserve
- 800m- Des Penman Reserve
- 1.0km- Nollamara IGA
- 1.1km- Dianella Primary School
- 1.6km- Nollamara Primary School
- 3.6km- Balcatta Senior High School
- 10 km to Perth CBD
- Major bus route nearby

*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.*