

1A Rye Place, Nollamara







Spacious & Private

3 2 2 297m2

Nestled in a prime location opposite a peaceful park & bushland this immaculate 3 bedroom, 2 bathroom home offers low maintenance living combined with 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.

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

Price	SOLD for $665,000
Property Type	Residential
Property ID	31109
Land Area	297 m2
Floor Area	158 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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• 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

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