







Stylish & Low-Maintenance Living in a Prime Location

Welcome to 89A Nollamara Ave, a beautifully presented three-bedroom, two-bathroom villa offering modern comfort, convenience, and effortless living. Situated at the front of a complex of three, this home boasts street frontage and a well-designed floor plan, perfect for first-home buyers, downsizers, or savvy investors.

As you step inside and discover a bright and open-plan living space, seamlessly connecting the kitchen, dining, and lounge areas. The modern kitchen is equipped with contemporary fittings, quality appliances, and stylish finishes, ensuring both functionality and style.
With three well-sized bedrooms, the master bedroom featuring its own private ensuite, and the second bathroom, designed with modern finishes, serves the remaining bedrooms and guests.

Outside, the low-maintenance courtyard provides the perfect space to unwind or entertain, while the private double garage offers secure parking..

Why You'll Love It:

•Three bedrooms, two bathrooms, double garage
•Built in 2017
•132sqm of internal space (including garage)
•Street-front position within a group of three
•Open-plan kitchen, dining, and living area

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Price	SOLD for $610,000
Property Type	Residential
Property ID	31468

Agent Details

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Office Details

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•Low-maintenance courtyard for relaxed outdoor living
•Convenient location close to parks, schools, and shops

Prime Location:

Nested within a central location, this home is in easy reach of parks, reserves, shopping centres, and reputable schools. With public transport options nearby and just 20 minutes to the Perth CBD, you'll enjoy both convenience and connectivity.

Approximate distances:

•Hancock Karabli Reserve – 450m
•Dianella Primary College – 1.6km
•Dianella Secondary College – 800m
•Nollamara Shopping Centre – 1.6km
•West Australian Golf Club – 2.2km
•Yokine Regional Open Space – 4.6km

Whether you're buying your first home, downsizing, or investing, this modern and functional home ticks all the boxes.

For more information or to arrange a viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

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