








## Bright, Modern Living in the Heart of Nollamara

This light-filled, three-bedroom, two-bathroom villa offers a supremely liveable and low-maintenance lifestyle—ideal for busy professionals, families, or investors seeking strong growth potential.

Located within walking distance to Nollamara Shopping Centre, cafés, schools, public transport, and Dianella Secondary College, this home places everyday convenience at your doorstep.

The home's crisp white interior, natural light and open-plan layout create a fresh, welcoming feel throughout. The central hub of the home—its kitchen, dining, and living area—is well-designed and functional, with floor-to-ceiling windows and split-system air conditioning ensuring year-round comfort.

The stylish kitchen features ample cabinetry, stainless-steel appliances, a tiled splashback, stone bench tops and a breakfast bar perfect for casual meals. Step outside to a sunny, partially covered alfresco patio—ideal for entertaining, relaxing, or enjoying meals outdoors in any season.

All three bedrooms are generously sized with carpet underfoot. The master includes a walk-in robe, ensuite, and its own split-system A/C, while the minor bedrooms feature built-in robes and share a sleek second bathroom.

Blending comfort with convenience, this is an ideal opportunity for first-home buyers, downsizes, or investors to secure a modern home in a high-demand,

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| **Price** | SOLD for $640,000 |
| **Property Type** | Residential |
| **Property ID** | 31489 |

### Agent Details

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### Office Details

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well-connected location.

Features You'll Love:

Three good-sized bedrooms with built-in robes in minor bedrooms, walk-in robe in main bedroom
Two bathrooms – one ensuite, one family bathroom with bath
Tiled open-plan Kitchen/Lounge/Dining zone
Split system air conditioning in central living areas
Air-conditioning to the main bedroom
Chefs' kitchen with stone bench tops and plenty of cupboard/bench space, pantry, stainless steel appliances
Undercover, paved and private, sunny outdoor patio
Adjustable downlights to the main living areas
Double remote-controlled garage
Fresh & bright with ample natural light
Built in 2015

Location (approx. distances):

Dianella Secondary College 500m
Hancock Karabli Reserve 650m
Nollamara Shopping Centre 1.0km
Nollamara Primary School 1.0 km
West Coast Steiner School 1.2km
Des Penman Reserve 1.7km
Dianella Primary College 1.8km
The Square Mirrabooka 1.9km
Seven Hills Estate Winery 2.0km
Mirrabooka Shopping Centre 2.1km
North Metropolitan TAFE 2.4km
West Australian Golf Club 2.4km
Dog Swamp Shopping Centre 3.9km
Yokine Regional Open Space 4.8km

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

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