

Sold



35C Ravenswood Drive, Nollamara



## Smart, Stylish & Ready to Go – The Perfect Home or Investment!

This recently enhanced home in Nollamara is a comfortable and functional space where clever design meets the art of living well. Boasting three spacious bedrooms and two bathrooms, this property offers a secure lock-up-and-leave lifestyle, ideal for busy professionals, families, or those looking for a low-maintenance home where all the hard work has already been done for you.

Just footsteps from Den Penham Reserve, Nollamara Bowling Club, sporting facilities and tennis courts, and only three minutes' drive to Nollamara Shopping Centre and Dianella Secondary College, this is a superbly positioned home that offers easy, convenient living and abundant lifestyle options.

From the portico entrance, step into an inviting home with freshly painted walls, a functional layout and quality features throughout. Inside, an open-plan living area with the warmth of timber-look flooring provides an inviting and central hub of the home, a spacious design that merges comfort and functionality. Offering great visibility over the living areas, a modern kitchen features overhead cupboards, a breakfast bar for casual dining with a new dishwasher installed and a stainless-steel cook top.

Split system & ducted air conditioning in the main living areas provides year-round comfort, and with sliding doors opening out onto a sunny paved

3 2 2 242 m<sup>2</sup>

**Price** SOLD for \$690,000

**Property Type** Residential

**Property ID** 31651

**Land Area** 242 m<sup>2</sup>

### Agent Details

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### Office Details

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courtyard, you have a gorgeous flow between interior and exterior spaces, plus the ideal alfresco zone for both shared family meals and hosting guests.

All three bedrooms are comfortable in size with built-in robes, the main bedroom with its own ensuite while a second family bathroom with bath provides additional convenience. Further features include ample storage throughout, solar panels and recently fitted new LED down lights for energy efficiency, and with no strata fees, you have a desirable home that is far easier on the pocket than similar properties.

A fantastic abode in the heart of family-friendly Nollamara, you are just minutes from greenspace, sporting facilities, schools, local shopping with easy access to arterial roads, making travelling to and from home a breeze. Ideal for families, first home buyers or investors, don't miss the opportunity to make this exceptional home your own!

Features include:

242sqm of Land / 166sqm of Floor Area (including garage)

3 Bedrooms

No Strata Fees

Main bedroom with built-in robes

2 Bathrooms – family bathroom with bath

Well-appointed kitchen with stainless steel cook top, new dishwasher, breakfast bar, overhead cupboards

High Ceilings throughout

Timber-look flooring

Double Garage

Brand New LED Down Lights

Security Screens & Doors

Brand New Alarm System

Water Filter Taps

Reverse Cycle Split A/C

Ducted Air Conditioning

Hot water pump

Solar Panels x12

Colour Bond Patio

Colour Bond Fencing

External Patio Power outlets

Electrical Wall Oven

Walk-in Linen Cupboard

Ample Storage

Double Garage

Quiet Slip Road

Opposite Nollamara Bowling Club

Freshly Painted throughout

Laundry & Front Porch Sensor Lights

Location (approx. distances):

Des Penman Reserve/Tennis Courts 400m

Nollamara IGA 1.3km

Hancock Karabli Reserve 1.4km

Nollamara Shopping Centre 1.8km

West Coast Steiner School 2.0km  
Dianella Secondary College 2.3km  
Dianella Primary College 2.4km  
Nollamara Primary School 2.4 km  
Mirrabooka Shopping Centre 2.9km  
North Metropolitan TAFE 3.1km

For more information or to arrange a viewing, contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or 0468 719 374.

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