



62 Nollamara Avenue, Nollamara



Endless Opportunities in the Heart of Nollamara on this R40 728sqm Block

Positioned on a generous 728sqm block in the heart of Nollamara, this solid brick home is bursting with potential. Whether you're looking to take full advantage of the R40 zoning with a potential 3-lot subdivision, renovate the existing home, or retain and build at the rear (STCA), the choice is yours.

As you step inside to discover two generously sized bedrooms, plus a versatile sleepout that offers flexibility as a third bedroom, home office, or playroom. This is complemented by a renovated bathroom and a spacious lounge area - ideal for comfortable living. The updated kitchen and dining space is both functional and stylish, featuring a gas cooktop and ample storage.

Outside, a covered patio overlooks the expansive backyard, providing plenty of room for entertaining or future landscaping plans. A single side access carport with a garage door, along with ample front parking, completes this well-rounded and adaptable home.

Conveniently located near Nollamara Primary School, Dianella Secondary College, public transport, and several shopping centres, the home offers an ultra-convenient lifestyle with easy access to Wanneroo Road and direct links to Perth's key destinations.

Whether you're a developer, investor, or a family seeking long-term upside,

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Price SOLD for \$810,000
Property Type Residential
Property ID 31786
Land Area 728 m2

Agent Details

Steven Bethell - 0468 719 374

Office Details

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this property provides incredible flexibility to suit a range of strategies — now or in the future.

With so much land to work with and a location that ticks all the boxes, this is a rare opportunity to unlock the full potential of one of Nollamara's most versatile properties.

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

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