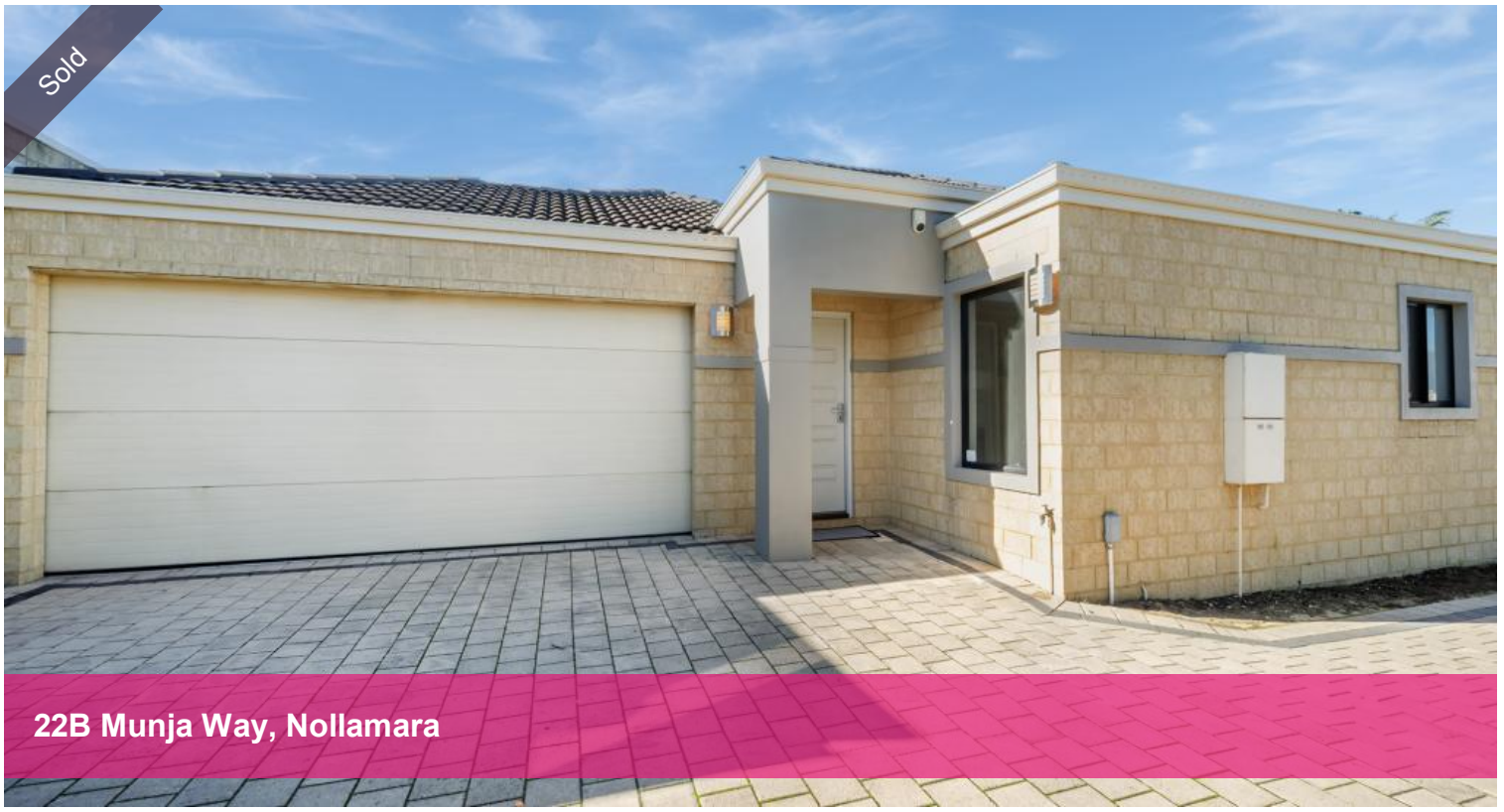







Low-Maintenance Comfort in the Heart of Nollamara

Convenient, low-maintenance living is yours in this secure and private house right in the heart of a sought-after pocket in Nollamara. Tucked within a quite complex of three— this terrific home ensures easy, stylish living with neutral tones and modern fittings throughout. This well-maintained home presents the perfect entry point for first-home buyers, people looking to downsize or a smart addition to any investment portfolio.

Step inside to a light-filled, open-plan layout with timber-look flooring, neutral tones and modern finishes throughout. The air-conditioned living area flows seamlessly into the kitchen and dining space—creating a central hub ideal for family life. The contemporary kitchen includes stainless-steel appliances, ample storage, a pantry, and excellent visibility over the living area— well suited to first-home buyers, professionals, or growing families.

Slide open the rear doors and enjoy a sunny, paved courtyard, ideal for alfresco dining, BBQs or a quiet morning coffee. With low garden maintenance and plenty of room for outdoor furniture and plants, it's the perfect lock-and-leave outdoor retreat.

All bedrooms feature the comfort of carpeted flooring and built-in robes, the main bedroom with sliding mirrored robes and a sleek ensuite, while an other bathroom includes a bath which can accommodates the two other bedrooms.

This is a solid, well-located lock-and-leave home, set back from the street,

3 2 2

Price	SOLD for $700,000
Property Type	Residential
Property ID	31888

Agent Details

Steven Bethell - 0468 719 374

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

offering plenty of modern comforts with ample parking. All just moments from local schools, parks and Nollamara Shopping Centre with easy access to public transport and arterial roads, this is your chance to break into the Nollamara market and create your future in a high-growth suburb.

Whether you're buying your first home, downsizing, or investing, this is your opportunity to secure a quality home in a growing, well-connected suburb.

Features include:

Located within a group of three
201sqm of Land / 137sqm of Internal Area (Including Garage)
No Strata Fees
Three good-sized bedrooms with built-in robes
Two bathrooms
Main bedroom features ensuite
Low-maintenance living offers the lock-and-leave lifestyle
Spacious lounge/dining area overlooking the courtyard
Well-appointed and tidy kitchen with stainless steel appliances, built in oven, pantry, double sinks
Timber - look laminate flooring to living areas and carpets to the bedrooms, downlights
Sunny, paved courtyard for alfresco dining
Air conditioning in the main living area
Separate laundry with sliding door access to exterior
Alarm system
Double lock-up garage with storage area, plus access to exterior of home plus extra parking on driveway
Gas bayonet in living area

Location (approx. distances):

Nollamara Shopping Centre 800m
Nollamara Primary School 850m
Dianella Primary College 1.2km
Dianella Secondary College 1.3km
West Australian Golf Club 1.9km
The Square Mirrabooka 2.5km
Mirrabooka Shopping Centre 2.7km
Yokine Primary School 3.3km
Dianella Regional Open Space 3.8km

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.