

Under Contract



163A Nollamara Avenue, Nollamara



Modern, Low-maintenance Living with Remarkable Convenience

This modern villa in the heart of Nollamara is the perfect blend of comfort, convenience and functionality, designed for those who value easy living without compromise. With three well-appointed bedrooms and two bathrooms, this home delivers a secure lock-up-and-leave lifestyle ideal for first-home buyers, busy professionals, downsizers or savvy investors seeking a property with instant appeal.

Stepping inside, you're greeted by an inviting open-plan layout where high ceilings and natural light create a sense of space and warmth. The central living zone is equipped with reverse-cycle air conditioning, ensuring year-round comfort, while LED down lights throughout add a sleek, modern touch.

The open-plan kitchen, meals and lounge area makes everyday living simple, offering an easy flow for both quiet nights in and weekend entertaining. Sliding doors open to a paved courtyard with a covered patio—an ideal spot for summer BBQs, casual drinks, or relaxed outdoor dining.

Each of the three spacious bedrooms comes complete with built-in wardrobes, providing ample storage and comfort. The master suite is a standout, with its private ensuite featuring dual vanities—perfect for busy mornings. The second bathroom continues the theme of thoughtful design, with floor-to-ceiling tiles, a bath, and a separate shower catering to both relaxation and functionality.

3 2 2 256 m²

Price	From \$639,000
Property Type	Residential
Property ID	32090
Land Area	256 m ²

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

XCEED **REAL ESTATE**

Beyond the interiors, this property offers not one but two outdoor zones: a secure front courtyard framed by a gated entry, and a private rear entertaining space with a patio. Whether you're looking to unwind in the sunshine or host friends, you'll have the flexibility to do both in style.

Prime Location:

Just minutes from lush local parks, shopping centres, quality schools and a short commute to Perth CBD, the position could not be more convenient. Whether it's a morning walk through nearby reserves, a quick trip to the shops, or enjoying the surrounding cafes and amenities, you'll find everything you need right at your doorstep.

Why You'll Love It:

- No Strata Fees
- 256sqm of Land
- 145sqm of Internal Space (Including Garage)
- 3 generous bedrooms, all with built-in robes
- 2 stylish bathrooms with floor-to-ceiling tiles
- Ensuite with his-and-hers vanity
- High ceilings in the living area
- Reverse-cycle air conditioning for comfort
- LED downlights throughout
- Front gated courtyard plus a private rear entertaining patio
- Low-maintenance, lock-and-leave design
- Front gated courtyard for added privacy

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 private 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.