







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 256m2

Price	SOLD for $695,000
Property Type	Residential
Property ID	32090
Land Area	256 m2

Agent Details

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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.

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