







Modern Comfort Meets Everyday Convenience

This well-presented villa in the heart of South Nollamara delivers the ideal combination of low-maintenance living, comfort, and convenience. Whether you're a first-home buyer looking to step into the market, a downsizer seeking ease without compromise, or an investor searching for a strong rental return, this home ticks all the right boxes.

Step inside and you'll find a practical open-plan layout where the meals and family zone connect seamlessly to the kitchen, creating a central hub for everyday living. Split-system air conditioning ensures year-round comfort, while LED downlights add a touch of modern style.

Each of the three bedrooms comes complete with built-in robes, creating comfortable retreats with plenty of storage and space to unwind. The bathroom is stylishly finished with a modern vanity and shower, striking the perfect balance between everyday practicality and a fresh, contemporary feel.

Beyond the interiors, this property has an expansive courtyard which offers a private space to relax or entertain—perfect for summer BBQs, casual gatherings, or simply enjoying your morning coffee in the sunshine. A secure single garage and gated front courtyard, add to the sense of privacy and peace of mind.

Why You'll Love It:

3 1 1

Price	SOLD for $670,000
Property Type	Residential
Property ID	32290

Agent Details

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Office Details

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• No Strata Fees
• 3 Bedrooms, all with built-in robes
• 1 Bathroom with shower and vanity
• Open-plan kitchen, meals, and living zone
• Split-system air conditioning for comfort
• LED downlights throughout
• Secure single garage plus gated front courtyard
• Massive low-maintenance courtyard entertaining area

Location Highlights:

• 200m to West Coast Steiner School
• 250m to Nollamara Primary School
• 300m to Constance Nanson Reserve
• 400m to nearest Bus Stop
• 500m to Nollamara Shopping Centre
• 650m to Woodchester Reserve
• 1.2km to North Metropolitan TAFE Balga
• 1.5km to Dianella Secondary College
• 1.7km to Dianella Primary College
• Just 10km from the Perth CBD

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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