







Updated Comfort and Low-Maintenance Living in a Prime Location

This newly refreshed and well-maintained home in the heart of Nollamara delivers the perfect balance of comfort, convenience and low maintenance living. Designed for those who value practicality without sacrificing space, it's an ideal match for families, downsizers, first-home buyers and investors looking for a property that's ready to enjoy from day one.

As you step inside, you're welcomed by a light-filled front lounge room, a dedicated second living space perfect for relaxing, setting up a home office, or creating a quiet zone separate from the main activity areas.

The kitchen is positioned to overlook the dining space and outdoor alfresco, making meal prep and hosting feel seamless. With generous bench space, a gas cooktop and plenty of natural light, it's designed to keep daily life simple and efficient. Sliding doors open out to a huge covered patio, an inviting all-season entertaining zone perfect for BBQs, gatherings or a quiet morning coffee. The fully paved layout and established greenery make the space incredibly easy to maintain.

Each of the three bedrooms offers comfort and practicality, complete with built-in robes and ceiling fans. The master bedroom stands out with its renovated ensuite and large walk-in wardrobe, adding a touch of modern style and everyday convenience. The main bathroom includes a separate bath and shower, ideal for families or anyone who enjoys unwinding at the

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Price	SOLD for $850,000
Property Type	Residential
Property ID	32447
Land Area	307 m2

Agent Details

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end of the day.

Beyond the interiors, this property also offers a deep single garage for secure parking, along with gated access that enhances privacy and peace of mind. With two separate outdoor zones the main alfresco and a smaller side courtyard, you've got flexibility for everyday use and weekend entertaining alike.

Prime Location:
Positioned moments from local parks, shopping options, schools and public transport, the location offers everything we look for in modern suburban living. Whether it's a walk through nearby reserves, a quick run to the local shops, or easy access to the cafe strips, this pocket of Nollamara continues to shine for both lifestyle and long-term value.

Why You'll Love It:
• No Strata Fees
• Freshly painted interior
• Brand new carpets
• Renovated ensuite bathroom
• Three bedrooms, all with built-in robes and ceiling fans
• Two bathrooms, including main with separate bath and shower
• Spacious front living room
• Ducted Air Conditoner
• Open-plan kitchen and dining area
• Massive undercover alfresco area — perfect for all-season use
• Deep single garage
• Secure gated courtyard
• Low-maintenance gardens
• Privately positioned within a Duplex

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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