

Sold



35C Milford Way, Nollamara



## Pristine & Private Rear Villa.

Under Offer First Week!

Welcome to 35C Milford Way, a pristine 3 bedroom, 2 bathroom private rear villa offering modern comfort, practical design and effortless low maintenance living in a highly convenient location. Perfect for first home buyers, small families, singles, couples, investors or anyone looking for a gorgeous lock-up-and-leave home.

The heart of the home features a neat and modern kitchen with stainless steel appliances, overlooking the porcelain tiled open plan living and dining area. This light filled zone flows seamlessly onto the covered alfresco area for easy entertaining and is kept comfortable year-round with reverse cycle air-conditioning.

All three bedrooms include walk-in or built-in robes, providing excellent storage. The master bedroom incorporates reverse cycle air-conditioning and ensuite bathroom, while the main bathroom features a full bath, separate shower and separate w/c. The secure tandem garage with store area is internally accessed via the laundry and kitchen-very convenient for offloading groceries.

Nestled in a quiet pocket of Nollamara this prime location offers the perfect balance of convenience and lifestyle. Just minutes from local shops, cafés, schools and parks with ample public transport nearby, this delightful villa

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**Price** SOLD for \$891,000  
**Property Type** Residential  
**Property ID** 32642  
**Land Area** 239 m2  
**Floor Area** 151 m2

### Agent Details

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makes day-to-day living effortless while keeping you connected to all that the suburb has to offer.

#### ACCOMMODATION & FEATURES

- \* 3 generous bedrooms with walk-in & built-in robes
- \* 2 full bathrooms (bath, separate shower & separate w/c to main bathroom)
- \* Neat, modern kitchen with gas cook-top, under counter oven, double bowl sink and dishwasher
- \* Light filled open-plan living and dining opening onto the alfresco area
- \* Separate laundry, adjoining kitchen with direct access to the garage
- \* Covered alfresco entertaining area and courtyard
- \* Reverse cycle split system air-conditioning systems
- \* Secure auto door tandem garage with parking for two vehicles and store area
- \* Additional parking space in driveway for 3rd vehicle or visitor
- \* Side bike and garden storage courtyard
- \* Low-maintenance, private, lock & leave lifestyle!
- \* NO LEVIES, only shared building and liability insurance

For more information or to arrange a private inspection contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

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