



10 May Court, Nollamara

## Prime 847sqm R40 Block with Endless Potential

Positioned in the golden pocket of Nollamara on a generous 847sqm block, this well-presented home offers space, lifestyle and exciting future potential for families, investors or developers alike.

Inside, the home features 146sqm of internal living, including three well-sized bedrooms and a central bathroom designed for practical family living. The main living area provides a comfortable space to relax, while the kitchen and meals area offer a functional layout suited to everyday living and entertaining.

Step outside and the lifestyle appeal continues, with a spacious outdoor patio overlooking the swimming pool, perfect for summer entertaining, weekend BBQs, or simply enjoying your own private backyard retreat. The large block also provides plenty of room for kids and pets to play.

Beyond the home itself, the property presents outstanding future potential with R40 zoning, offering flexibility for redevelopment or subdivision (subject to council approval).

Whether you're looking to move in, invest, land bank or explore future development potential, this is a rare opportunity to secure a substantial parcel of land in a thriving location.

For more information or to arrange a viewing, contact Steven Bethell at [steven@xceedre.com.au](mailto: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.*

3 1 1

**Price** SOLD for \$1,100,000

**Property Type** Residential

**Property ID** 32831

### 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