

165A Nollamara Avenue, Nollamara

Modern, Low-Maintenance Living in a Prime Nollamara Location

This stylish and low-maintenance villa in the heart of Nollamara offers the perfect balance of comfort, practicality and modern living. Designed for easy everyday living, the home features three well-proportioned bedrooms and two bathrooms, making it an ideal choice for first home buyers, professionals, downsizers or investors looking for a property with strong appeal.

As you step inside, you're welcomed by a light-filled open-plan layout where high ceilings enhance the sense of space and create a warm, inviting atmosphere. The main living area is fitted with reverse-cycle air conditioning for year-round comfort, while LED downlights throughout add a clean, contemporary finish.

The central kitchen, living and dining area has been thoughtfully designed to flow seamlessly, making both daily living and entertaining effortless. Sliding doors open out to a private paved courtyard with a covered patio — perfect for weekend BBQs, entertaining guests or simply unwinding outdoors.

All three bedrooms are generously sized and include built-in wardrobes, offering both comfort and practicality. The master bedroom is complete with its own ensuite, featuring a double vanity to make busy mornings that little bit easier. The main bathroom is equally well-appointed, with floor-to-ceiling tiles, a separate bath and shower, catering to both relaxation and functionality.

Outside, the home offers the added benefit of two separate outdoor spaces. A secure, gated front courtyard provides a welcoming entrance and additional privacy, while the rear courtyard delivers a private entertaining area to enjoy all year round.

Prime Location:
Conveniently positioned close to local parks, shopping centres, schools and

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Price	SOLD for $867,000
Property Type	Residential
Property ID	32893
Land Area	256 m2

Agent Details

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public transport, with easy access to the Perth CBD, this location offers a lifestyle of convenience. Whether it's a quick trip to the shops, a morning walk through nearby reserves, or access to local amenities, everything you need is within easy reach.

Why You'll Love It:

No strata fees

256sqm of land

3 spacious bedrooms with built-in robes

2 modern bathrooms with floor-to-ceiling tiling

Ensuite with double vanity

High ceilings in the main living area

Reverse-cycle air conditioning

LED downlights throughout

Secure front courtyard plus private rear entertaining area

Low-maintenance, lock-and-leave lifestyle

Whether you're entering the market, adding to your portfolio, or looking to downsize without compromise, this well-designed home presents an outstanding opportunity.

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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