



Sold

5C Maltarra Place, Nollamara



## Low-Maintenance Villa in a Quiet Cul-de-Sac

Perfectly positioned in a quiet cul-de-sac location, this stunning 3-bedroom, 2-bathroom villa offers the perfect blend of modern living, privacy and convenience. Positioned at the rear of a quiet triplex development, it's an ideal choice for first-home buyers, investors, FIFO workers or downsizers seeking a low-maintenance lifestyle in a highly accessible location.

Stepping inside, you're welcomed by a light-filled open-plan living and dining area, designed for everyday comfort and easy living. The spacious layout is complemented by split system air conditioning, creating a relaxed environment all year round.

The kitchen offers excellent functionality with ample storage and a dishwasher, making meal preparation simple and practical. From the living zone, sliding access leads out to a private courtyard with a shade sail, providing the perfect space for outdoor entertaining, quiet mornings or enjoying a low-maintenance lifestyle.

The master bedroom is well-appointed with mirrored built-in robes, split system air conditioning and its own private ensuite, creating a comfortable retreat. Bedrooms two and three include built-in robes and ceiling fans, offering flexibility for family, guests or tenants. The second bathroom offers excellent convenience for busy households.

Adding further appeal is the single automatic garage, with the potential to be

3 2 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	33028

### Agent Details

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converted into a tandem garage, currently sectioned off to be used as a large storage room. This additional versatility is a valuable feature for buyers looking for practical space and functionality.

#### Prime Location:

Perfectly positioned in a quiet cul-de-sac, this home enjoys superb convenience close to local shops, parks, schools and public transport. You're only 2.1km from Mirrabooka Shopping Centre and Stirling Leisure Centre, 2km from Nollamara Primary School and 2.1km from North Metropolitan TAFE Balga, with multiple local parks and public transport options also within easy reach.

#### Why You'll Love It:

No strata fees

Rear villa in a well-maintained triplex.

3 bedrooms, 2 bathrooms.

Open plan living and dining.

Split system air conditioning to the master bedroom and main living area.

Master bedroom with mirrored BIRs and ensuite.

Bedrooms 2 and 3 with BIRs and ceiling fans.

Private courtyard with shade sail.

Single automatic garage with ample storage

Quiet cul-de-sac location.

Close to amenities, schools, parks and transport.

Whether you're buying your first home, investing or downsizing, this well-presented villa delivers privacy, practicality, and convenience in one of Nollamara's most accessible pockets.

For more information or to arrange a private viewing, contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or 0468 719 374.

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