







Private, Practical & Perfectly Positioned

Tucked away within a beautifully maintained set of three, this well-presented 3-bedroom, 2-bathroom villa offers the perfect combination of comfort, practicality and low-maintenance living.

From the moment you step inside, you'll discover a spacious open-plan living, dining and kitchen area, complete with air conditioning for year round comfort. The layout is practical and inviting, creating a comfortable central hub for everyday living.

At the heart of the home is a well-appointed kitchen featuring quality finishes, modern benchtops, gas cooking, a dishwasher, built-in pantry and plenty of cupboard space, making it both functional and easy to enjoy.

Flowing directly from the main living area, double doors open to the private brick-paved courtyard, creating a low-maintenance space to relax, entertain or enjoy a quiet morning coffee.

The second bathroom is well designed for daily convenience, featuring a bathtub, separate shower and ceramic basin, perfectly servicing bedrooms two and three. The good-sized laundry also includes a built-in linen cupboard for additional storage.

Prime Location:

3 2 2

Price	SOLD for $828,000
Property Type	Residential
Property ID	33065

Agent Details

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Office Details

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Conveniently positioned within easy reach of local parks, schools and shopping centres, this property offers excellent access to everyday essentials and lifestyle amenities. With public transport options nearby and Perth CBD approximately 20 minutes away, you'll enjoy a location that delivers both convenience and connectivity.

Why You'll Love It:

• No strata fees
• Private villa in a well-maintained group of three
• 3 bedrooms and 2 bathrooms
• Double garage
• Open-plan meals and family area
• Air conditioning to the main living area
• Well-appointed kitchen with gas cooking and dishwasher
• Built-in pantry and plenty of cupboard space
• Master bedroom with walk-in robe and ensuite
• Bedrooms two and three with double built-in robes
• Main bathroom with bathtub and separate shower
• Good-sized laundry with built-in linen cupboard
• Low-maintenance courtyard

Whether you're buying your first home, downsizing or investing, this well-maintained villa delivers comfort, convenience and low-maintenance living in an accessible Nollamara location.

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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