







Street-Front Living in a Sought After Nollamara Pocket

Positioned in a desirable pocket near the Yokine border, this well-presented 3-bedroom, 2-bathroom street-front villa delivers the perfect blend of comfort, practicality and low-maintenance living.

From the moment you step inside, you're welcomed by an open-plan living, dining and kitchen area that provides a comfortable central hub for everyday life. Practical and inviting, the layout keeps the main living spaces connected, making it ideal for relaxed nights in, casual entertaining or simply staying connected during the flow of daily life. With ducted air conditioning throughout, keeping the home comfortable in every season.

At the heart of the home is a stylish kitchen featuring modern cabinetry, gas cooking, generous bench space and plenty of storage. A feature divider with integrated storage and open display shelving creates subtle separation between the kitchen and living area while maintaining an open plan feel. It's a clever design feature that adds both practicality and character, offering space to display decor or store everyday items, while still allowing you to stay connected with family and friends when entertaining.

The private front courtyard provides a peaceful, outdoor retreat, ideal for morning coffee, weekend reading or casual entertaining with friends. It offers the benefit of usable outdoor space without the upkeep of a large yard, while the alarm system adds extra peace of mind for those seeking a secure lock-and-leave lifestyle.

3 2 2

Price	SOLD for $820,000
Property Type	Residential
Property ID	33082

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

The home offers three well-sized bedrooms, all complete with built-in robes. The master bedroom includes its own private ensuite, while bedrooms two and three are serviced by the main bathroom, making the layout practical for families, guests or tenants.

Prime Location:

Conveniently positioned near the Yokine border, this home places everyday essentials within easy reach, including local parks, schools, shopping centres and public transport. With Perth CBD located within approximately 10km, this position offers excellent connectivity for those wanting convenience without compromising on lifestyle.

Why You'll Love It:

• No strata fees
• Street-front villa near the Yokine border
• 3 bedrooms and 2 bathrooms
• Double garage for secure parking
• Built in 2012
• Ducted air conditioning throughout
• Alarm system for added peace of mind
• Open-plan living, dining and kitchen area
• Stylish kitchen with gas cooking and great storage
• Feature divider with integrated storage and open display shelving
• Built-in robes in all bedrooms
• Private front courtyard
• Low-maintenance lock-and-leave lifestyle
• Close to parks, schools, shopping, and public transport
• Within approximately 10km of Perth CBD

Whether you're buying your first home, downsizing or investing, this well-presented villa offers comfort, convenience and low-maintenance living in a highly accessible Nollamara location.

For more information or to arrange a private viewing, contact Steven Bethell at 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.