



31B Eastdene Circle, Nollamara



## Modern Street-Front Living in a Convenient Location

Positioned in a convenient pocket of Nollamara, this well-presented 3-bedroom, 2-bathroom street-front home delivers the perfect blend of modern comfort, practical design and low-maintenance living.

From the moment you step inside, the layout immediately reveals its practicality, with two well-sized bedrooms positioned toward the front of the home — ideal for children, guests or a home office setup. Both include built-in robes and are serviced by the main bathroom.

As you continue through, you'll find the master bedroom, complete with a walk-in robe and private ensuite. Positioned nearby is the first outdoor space — a private and versatile courtyard perfect for a morning coffee, unwinding after a busy day or creating a safe space for kids to play.

Moving further through the home, the floorplan opens into a light-filled open-plan living, dining and kitchen area, creating a comfortable central hub for everyday living.

At the heart of the home is a stylish kitchen featuring sleek benchtops, quality cabinetry, gas cooking, stainless steel appliances, a dishwasher and plenty of storage. The breakfast bar adds further functionality, making it ideal for casual meals or staying connected while entertaining.

The main living area is enhanced by reverse-cycle air conditioning for year-

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**Price**

Contact Agent

**Property Type**

Residential

**Property ID**

33094

### Agent Details

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### Office Details

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round comfort, while modern downlights, quality tiling and soft neutral finishes give the home a fresh and contemporary feel.

Sliding doors open directly to the covered outdoor patio, creating an easy indoor-outdoor connection that is perfect for relaxed entertaining, weekend BBQs or simply unwinding at the end of the day. The paved outdoor area and minimal garden space keep maintenance low, making it ideal for buyers wanting lifestyle without the upkeep.

Adding further practicality is the single automatic garage with direct shopper's entry, along with additional parking available in the driveway and on the street.

Why You'll Love It:

- No Strata Fees
- Street-front
- 3 bedrooms and 2 bathrooms
- Master bedroom with walk-in robe and ensuite
- Bedrooms two and three with built-in robes
- Functional open-plan living, dining and kitchen area
- Stylish kitchen with gas cooking and dishwasher
- Reverse-cycle air conditioning to the main living area
- Modern downlights and quality finishes throughout
- Covered outdoor patio for entertaining
- Second private courtyard
- Low-maintenance paved outdoor areas
- Electronic security system
- Single automatic garage with direct shopper's entry
- Close to shops, schools, parks and public transport

Whether you're buying your first home, downsizing or investing, this modern street-front home offers comfort, convenience and easy-care living in a well-connected Nollamara location.

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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