

Under Contract



13B Maroog Way, Nollamara



Low-Maintenance Villa in a Prime Nollamara Pocket

Set in a highly sought-after pocket of Nollamara close to the Yokine border, this well-presented 3-bedroom, 2-bathroom villa delivers a practical floorplan, everyday comfort and lasting appeal.

Inside, the home opens into a spacious living, dining and kitchen zone designed to bring day-to-day living together in one central space. Whether you're relaxing in the lounge, sitting down for dinner or preparing meals in the kitchen, the layout creates an easy flow between the main living areas while remaining practical and comfortable to enjoy.

The home is well equipped for comfort, with ducted air conditioning throughout and a split-system air conditioner servicing the main living area.

The kitchen connects easily with the dining area, offering gas cooking, generous storage, ample bench space and a breakfast bar that's perfect for casual meals, morning coffee or chatting with guests while entertaining.

From the dining space, sliding doors open out to the private courtyard, creating a relaxed outdoor area for weekend entertaining, a quiet morning coffee or simply enjoying some fresh air without the maintenance of a larger backyard. Adding further practicality, the home also includes a separate storage room located near the garage, ideal for tools, bikes, camping gear or those extra items you don't want taking up space inside the home.

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Price

Under Offer By Steven Bethell !

Property Type

Residential

Property ID

33134

Agent Details

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Office Details

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The master bedroom is positioned toward the front of the home and provides a comfortable retreat, complete with a built-in robe and private ensuite. Bedrooms two and three are located toward the rear of the property, and both include built-in robes. The second bathroom services this rear bedroom wing and includes both a shower and bathtub, making it practical for families, guests or tenants.

Prime Location:

One of the standout features of this location is its proximity to Maroog Narla Reserve, only a couple of hundred metres away. Whether it's walking the dog, taking the kids to the park or enjoying a quiet moment outdoors, you'll have green space close by. For those wanting an even larger park option, Woodchester Reserve is also within easy reach.

Everyday convenience is also well covered, with Nollamara Primary School, the local IGA, shopping options and entertainment hubs all nearby, giving you easy access to the essentials without adding unnecessary time to the weekly runaround.

Why You'll Love It:

- No strata fees
- 3 bedrooms and 2 bathrooms
- Prime Nollamara position near the Yokine border
- Open-plan living, dining and kitchen zone
- Ducted air conditioning throughout
- Split-system air conditioning to the main living area
- Functional kitchen with gas cooking and great storage
- Private courtyard accessed from the dining area
- Master bedroom with built-in robe and ensuite
- Bedrooms two and three positioned toward the rear
- Built-in robes to all bedrooms
- Second bathroom with shower and bathtub
- Low-maintenance outdoor areas
- Close to Maroog Narla Reserve and Woodchester Reserve
- Close to schools, shops and everyday amenities

Whether you're entering the market, looking to downsize or adding to your investment portfolio, this villa offers a smart combination of comfort, convenience and lifestyle in a well connected 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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