Private, Low-Maintenance Living in a Prime Position

Situated in a desirable pocket of Nollamara, this well-presented 3-bedroom, 2-bathroom rear villa offers a well-thought-out layout, modern finishes and low-maintenance living.

As you open the front door, you're welcomed by the home's spacious open-plan living, dining and kitchen area, creating a comfortable central space for everyday life. The layout is practical and inviting, with split-system air conditioning servicing the main living area providing year-round comfort.

The kitchen is modern and functional, complete with stainless steel appliances, gas cooking, dishwasher recess and ample storage, making it well suited to everyday meals or entertaining family and friends.

From the living area, a sliding door opens directly out to a private rear courtyard, creating an easy indoor-outdoor connection for entertaining, weekend BBQs or simply unwinding with some fresh air at the end of the day. Adding further practicality, the home also includes a separate storage space located within the double garage, ideal for storing tools, bikes, camping gear or those extra items you don't want taking up space inside

The home offers three well-sized bedrooms, with the master bedroom situated at the rear of the property, creating its own private retreat complete with an ensuite and split-system air conditioning. Bedrooms two and three are positioned toward the front of the home and are serviced by the family

3 2 2

Price	SOLD for $825,000
Property Type	Residential
Property ID	33177

Agent Details

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bathroom, which includes a bath, making the layout practical for families, guests or tenants.

Prime Location:

Conveniently positioned close to everyday amenities, this home offers easy access to local schools, parks, shopping centres and recreational facilities.

Nollamara Shopping Centre is approximately 800m away, Nollamara Primary School around 850m, Dianella Primary College approximately 1.2km and Dianella Secondary College around 1.3km. You're also within easy reach of West Australian Golf Club, Mirrabooka Shopping Centre, Yokine Primary School and Dianella Regional Open Space.

Why You'll Love It:

• Rear villa in a desirable Nollamara pocket
• Built in 2016
• 3 bedrooms and 2 bathrooms
• Double garage
• Open-plan living, dining and kitchen area
• Split-system air conditioning in the main living area
• Split-system air conditioning in the master bedroom
• Modern kitchen with stainless steel appliances
• Gas cooking and dishwasher recess
• Master bedroom with private ensuite
• Family bathroom with bath
• Private rear courtyard
• Low-maintenance lifestyle
• Close to schools, shops, parks and local amenities

Whether you're buying your first home, downsizing or investing, this well-presented rear villa delivers comfort, practicality and low-maintenance living in a highly convenient 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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