







Endless Opportunities in the Heart of Nollamara on this R40 728sqm Block

Positioned on a generous 728sqm block in a central pocket of Nollamara, this solid 3-bedroom, 1-bathroom brick home is bursting with potential. Whether you're looking to take advantage of the R40 zoning with a potential three-lot subdivision, renovate the existing home, or explore retain-and-build options, the choice is yours (STCA)

Situated less than 10 kilometres from Perth CBD, the property offers the best of both worlds, everyday convenience for those looking to move in and exciting long-term potential for investors or developers. Close to Nollamara Primary School, Dianella Secondary College, public transport and several shopping centres, the location is highly practical for families and tenants alike. With easy access to Wanneroo Road and direct links to Perth's key destinations, this is a well-connected position that supports both comfortable living now and future growth opportunities.

Whether you're a developer, investor or a family seeking long-term upside, this property provides excellent flexibility to suit a range of strategies now or in the future.

Why You'll Love It:

• Generous 728sqm block
• R40 zoning

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Price	SOLD for $918,000
Property Type	Residential
Property ID	33385
Land Area	728 m2

Agent Details

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Office Details

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• Development potential (STCA)
• Original 3-bedroom home
• Open-plan kitchen and dining area
• Close to parks, schools and public transport
• Minutes from local shopping centres
• Short drive to Karrinyup Shopping Centre
• Approximately 11km to Trigg Beach
• 10km to Perth CBD

With so much land to work with and a location that ticks all the boxes, this is a rare opportunity to unlock the full potential of one of Nollamara's most versatile properties.

For more information or to arrange a viewing, contact Steven Bethell at steven@xceedre.com.au or 0468 719 374.

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