Secure Rear Living with Light, Space & Convenience

Positioned privately at the rear, this well presented 3 bedroom, 2 bathroom home offers a fantastic combination of comfort, functionality and low-maintenance living in a convenient location.

As you enter the home, you're welcomed into the main living, dining and kitchen area, where the thoughtful design is immediately clear, with plenty of west facing windows creating a light-filled central space that is perfect for everyday living. Serviced by split-system air conditioning, this main living zone is designed for year round comfort.

At the heart of the home is a practical and modern kitchen, featuring a large island bench, gas cooktop, oven and ample storage, all while connecting seamlessly with the dining and living areas. Whether it's casual meals, morning coffee or chatting with guests while entertaining, this central space makes everyday living feel simple and connected.

Sliding doors connect the main living area to the paved backyard and undercover alfresco, creating an easy indoor-outdoor connection. This space is ideal for entertaining, weekend BBQs or simply enjoying some fresh air at the end of the day.

The master bedroom offers a comfortable private retreat, complete with split-system air conditioning, a large mirrored wardrobe and its own ensuite featuring a shower, toilet and vanity.

3 2 2 236m2

Price	Under Offer by Steven Bethell !
Property Type	Residential
Property ID	33667
Land Area	236 m2

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 secondary bedrooms are also well-sized and well-equipped for everyday comfort, with the second bedroom featuring a double mirrored built-in wardrobe and the third bedroom offering an impressive 8-door built-in wardrobe. Both are serviced by the main bathroom, creating a practical layout for families, guests or tenants.

Prime Location:

Located in a well-connected pocket of Nollamara, you'll enjoy quick access to Flinders Street and Wanneroo Road, making commuting to the city and surrounding suburbs simple. Everyday shopping is close by, with Nollamara IGA and Mirrabooka Square all within easy reach.

For those who enjoy outdoor space, Des Penman Reserve and Woodchester Reserve are only minutes away, while nearby schools include Nollamara Primary School and Dianella Secondary College. Local bus routes and nearby transport also add to the convenience of this accessible location.

Why You'll Love It:

• No Strata Fees
• 3 bedrooms and 2 bathrooms
• Secure rear unit
• 236sqm of land
• Double lock-up garage with internal access
• East-facing front door
• West-facing rear courtyard with plenty of natural light
• Open-plan living, dining and kitchen area
• Split-system air conditioning to the main living area
• Kitchen with large island bench and breakfast bar
• Gas cooktop and oven
• Master bedroom with split-system air conditioning
• Master bedroom with large mirrored wardrobe and ensuite
• Second bedroom with double mirrored built-in wardrobe
• Third bedroom with 8-door built-in wardrobe
• Main bathroom with shower, toilet and vanity
• Spacious laundry with backyard access
• Paved backyard with easy-care garden
• Undercover alfresco for outdoor entertaining
• Close to shops, parks, schools and public transport
• Easy access to Flinders Street and Wanneroo Road

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.

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.