

Under contract



14B Cobham Avenue, Nollamara



Private, Practical & Perfectly Positioned

Positioned privately within a neatly kept group of three, this 3-bedroom, 2-bathroom home offers a fantastic combination of comfort, functionality and convenience in one of Nollamara's most sought-after pockets near the Yokine and Dianella border.

From the moment you step inside, the thoughtfully designed layout is immediately clear. Positioned near the front of the home is a separate theatre room with double-door entry, which could also function as a second living area, home office, kids' playroom, quiet retreat or even a fourth bedroom, giving the home excellent flexibility to adapt to your family's needs.

Also positioned towards the front of the home are bedrooms 2 and 3, both complete with mirrored built-in robes and serviced by the main bathroom. Moving further through the home, the master bedroom creates a comfortable private retreat, complete with its own walk-in robe and ensuite.

At the heart of the home is the open-plan kitchen, dining and family area, designed to bring everyday living together in one central space. The kitchen features stone benchtops, stainless steel appliances, a dishwasher, glass splashback and ample storage, all while overlooking the dining and family area, making it both practical and enjoyable for everyday cooking and entertaining.

The main living space is serviced by split-system air conditioning for year-

3 2 2

Price

Under Offer by Steven Bethell !

Property Type

Residential

Property ID

33681

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

round comfort, while tiled flooring, downlights and quality finishes throughout add to the home's clean and modern feel.

Sliding doors connect the main living area to the alfresco, creating an easy indoor-outdoor flow that is perfect for relaxed entertaining, weekend BBQs or enjoying some fresh air at the end of the day.

Prime Location:

Location is another reason this property truly shines. Set in a highly sought-after pocket of Nollamara near the Yokine and Dianella border, and just moments from the Seven Hills Estate, this home offers excellent convenience approximately 9km from Perth CBD.

With cafés, shops, parks and everyday essentials all close by, and the city within easy reach, this well-connected pocket offers a relaxed lifestyle with the convenience to match.

Why You'll Love It:

- 3 bedrooms and 2 bathrooms
- Separate theatre room with double-door entry
- Open-plan kitchen, dining and family area
- Stone benchtops
- Stainless steel appliances
- Dishwasher
- Glass splashback
- Split-system air conditioning to the main living area
- Tiled living areas
- Downlights throughout
- Alarm system
- Master bedroom with walk-in robe and ensuite
- Mirrored built-in robes to minor bedrooms
- Alfresco area for outdoor entertaining
- Double garage
- Low-maintenance layout
- Sought-after Nollamara pocket near the Yokine/Dianella border
- Approximately 9km from Perth CBD

Whether you're buying your first home, downsizing or looking for a quality investment in a well-connected location, this home delivers comfort, flexibility and low maintenance living in a sought-after Nollamara pocket.

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.