

163B Nollamara Avenue, Nollamara







Private & Practical in a Prime Nollamara Pocket

Tucked away on a well-connected street in Nollamara, this immaculate 3-bedroom, 2-bathroom home offers a fantastic combination of comfort, functionality and low-maintenance living, all with the added benefit of no strata fees.

Stepping inside, the thoughtful layout is immediately clear, with bedrooms 2 and 3 positioned near the front of the home. Both bedrooms are complete with built-in robes, TV connections and are serviced by the main bathroom, creating a practical layout for children, guests or tenants.

Moving further through the home, the master bedroom creates a comfortable private retreat, complete with its own walk-in robe, ensuite and TV connection. It's the perfect place to wind down after a busy day.

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. This main living zone is serviced by split-system air conditioning for year-round comfort, while tiled flooring, LED downlights and quality finishes throughout add to the home's clean and modern feel.

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

3 2 2

Price	Under Offer by Steven Bethell !
Property Type	Residential
Property ID	33790

Agent Details

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Adding further convenience is the double garage, offering secure parking for two cars and valuable storage space, making everyday living that little bit easier.

Prime Location:

Enjoy the convenience of being moments from local parks, shopping centres, schools and public transport, with Perth CBD only a short commute away. Whether it's a quick trip to the shops, a morning walk through nearby reserves or easy access to surrounding amenities, everything you need is close by.

Why You'll Love It:

• 3 bedrooms and 2 bathrooms
• Double garage
• Built in 2015
• No strata fees
• Low-maintenance, lock-and-leave design
• Open-plan kitchen, dining and family area
• Split-system air conditioning to the main living area
• LED downlights throughout
• Tiled main living areas
• Master bedroom with walk-in robe and ensuite
• Built-in robes to bedrooms 2 and 3
• TV connection to each bedroom
• Private rear entertaining patio
• Convenient Nollamara location
• Close to parks, shops, schools and public transport
• Short commute to Perth CBD

Whether you're buying your first home, downsizing or searching for a low-maintenance investment in a well-connected location, this Nollamara home delivers comfort, practicality and everyday convenience without the added cost of strata fees.

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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