

Just listed

83B Eastdene Circle, Nollamara



Fresh, Functional & Perfectly Positioned

Offering a fantastic combination of comfort, practicality and low-maintenance living, this freshly painted 3 bedroom, 2 bathroom home is perfectly suited to buyers looking for a turnkey home in a convenient pocket of Nollamara.

From the moment you step inside, the thoughtful layout is immediately clear. Positioned to the right of the entrance, the master bedroom offers a comfortable private retreat, complete with its own ensuite featuring full-height tiling. With reverse-cycle air conditioning providing both heating and cooling, it's the perfect place to unwind after a busy day.

Moving further through the home, you're welcomed into the open-plan kitchen, dining and living area, designed to bring everyday living together in one central space. The kitchen features a breakfast bar and connects easily with the surrounding dining and lounge areas, creating a practical layout whether you're preparing meals, enjoying a casual breakfast or entertaining friends.

The main living area is serviced by reverse-cycle air conditioning for year-round comfort, while fresh internal paint and LED downlights throughout give the home a clean, modern and welcoming feel.

Sliding doors connect the main living area to the outdoor patio, creating an easy indoor-outdoor flow. Whether it's enjoying a morning coffee, entertaining friends or simply getting some fresh air at the end of the day,

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Price	From \$739,000
Property Type	Residential
Property ID	33851

Agent Details

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this outdoor space offers another area to relax and enjoy.

Positioned towards the rear of the home are bedrooms 2 and 3, providing separation from the master suite and main living areas. Both bedrooms are serviced by the second bathroom, which also features full-height tiling, while bedroom 2 enjoys the added comfort of its own reverse-cycle air-conditioning unit.

Adding further practicality is a separate laundry and double garage, offering secure parking for two vehicles and additional space for those everyday items you don't want to take up room inside the home.

Prime Location:

Enjoy the convenience of living in a well-connected pocket of Nollamara, with lush parklands and everyday amenities close by. Whether it's heading out for a morning walk, enjoying some time outdoors with the family or making the most of the nearby shopping, schools and public transport options, this location offers a lifestyle that everyone can appreciate

Why You'll Love It:

- 3 bedrooms and 2 bathrooms
- Double garage
- No strata fees
- Freshly painted throughout
- Open-plan kitchen, dining and living area
- Kitchen with breakfast bar
- Three reverse-cycle air-conditioning units
- Air conditioning to the main living area
- Air conditioning to the master bedroom
- Air conditioning to bedroom 2
- LED downlights throughout
- Master bedroom with private ensuite
- Both bathrooms featuring full-height tiling
- Secondary bedrooms positioned towards the rear
- Separate laundry room
- Sliding door access to the outdoor patio
- Low-maintenance living
- Close to lush local parklands
- Convenient access to shops, schools and public transport

Whether you're buying your first home, downsizing or looking for a low-maintenance investment, this Nollamara property 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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