







Modern Street Front Home in a Prime Pocket

Positioned in a desirable pocket of Nollamara near the Yokine border, this well-presented 3-bedroom, 2-bathroom street-front home offers a fantastic combination of comfort, convenience and low-maintenance living.

From the moment you step inside, you're welcomed by a layout designed with style and functionality in mind. Located near the entrance, the master bedroom offers a peaceful private retreat, complete with its own walk-in wardrobe and ensuite, creating the perfect place to unwind after a busy day.

Moving further through the home, the layout opens into the kitchen, dining and living area, bringing everyday living together in one welcoming central space. The open-plan design allows you to cook, dine and relax while staying connected with family and friends.

At the heart of the home is the modern kitchen, featuring a quality selection of Westinghouse appliances, including a double oven, plenty of benchtop space and ample storage. Whether you're preparing a quick weekday dinner or entertaining family and friends, this well-equipped space makes cooking and hosting that little bit easier.

Positioned conveniently near the kitchen is a private courtyard, complete with landscaped gardens and an outdoor patio. This inviting outdoor space is perfect for relaxed entertaining, enjoying a morning coffee or simply unwinding at the end of the day.

3 2 2

Price	From $749,000
Property Type	Residential
Property ID	33932

Agent Details

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The home offers three bedrooms in total, with the secondary bedrooms serviced by the main bathroom, creating a practical arrangement for families, guests or those needing additional space.

Adding further is a single lock-up garage offering secure parking, with additional space to park vehicles in front of the garage. This provides valuable flexibility for households with multiple cars or when friends and family come to visit.

The home also comes equipped with a Swann security system featuring remote viewing capabilities, offering added peace of mind whether you're at home or away. Solar panels help reduce reliance on grid electricity, while the Fujitsu ducted reverse-cycle air conditioning system provides heating and cooling throughout the home, keeping things comfortable all year round.

Prime Location:

Location is another reason this property truly shines. Positioned near the Yokine border, the home offers easy access to local parks, shopping centres, schools and public transport.

Whether it's heading out for a morning walk, grabbing a coffee nearby or taking advantage of the surrounding shopping and lifestyle amenities, this well-connected location offers a fantastic balance of convenience and relaxed suburban living.

With easy access to surrounding suburbs including Yokine, Dianella and Tuart Hill, along with convenient connections to Perth CBD, you'll appreciate having everyday essentials within easy reach.

Why You'll Love It:

- 3 bedrooms and 2 bathrooms
- Street-front position
- Built in 2018
- Single lock-up garage with additional parking space in front
- Open-plan kitchen, dining and living area
- Kitchen with Westinghouse appliances
- Westinghouse double oven
- Generous benchtop space and kitchen storage
- Fujitsu ducted reverse-cycle air conditioning
- Master bedroom with walk-in wardrobe and ensuite
- Main bathroom servicing the secondary bedrooms
- Private courtyard with landscaped gardens
- Outdoor patio for relaxed entertaining
- Swann home security system with remote viewing
- Solar panel system
- Low-maintenance design
- Desirable Nollamara pocket near the Yokine border
- Close to local parks, schools, shops and public transport
- Convenient access to Perth CBD

Whether you're buying your first home, downsizing or looking for a low-

maintenance investment in a well-connected location, this modern street-front home delivers comfort, practicality and everyday convenience 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.

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