







Private Rear Living with Space Inside & Out

Positioned privately at the rear, this well-presented 3-bedroom, 2-bathroom villa offers a fantastic combination of comfort, functionality and everyday convenience, all set on a generous 291sqm block in Nollamara.

At the heart of the home is the open-plan kitchen, dining and living area, designed to bring everyday living together in one central space. Whether you're preparing meals, spending time with family or entertaining friends, this welcoming area provides a practical and comfortable setting for everyday living.

The spacious kitchen features a breakfast bar, ample room for meal preparation and space for a dishwasher. Connecting easily with the surrounding dining and living areas, the kitchen offers a practical layout that makes everything from casual breakfasts to family dinners that little bit easier.

The main living area is serviced by split-system air conditioning for year-round comfort, while sliding doors connect directly to the outdoor garden, creating an easy indoor-outdoor flow.

One of the home's standout features is the generous outdoor area, offering a combination of grassed and paved spaces that provide plenty of flexibility for everyday living. Whether it's weekend BBQs, entertaining friends, giving the kids and pets room to play or simply enjoying a quiet morning coffee in the

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Price	Contact Agent
Property Type	Residential
Property ID	33975

Agent Details

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sunshine, this inviting space offers a fantastic extension of the home.

The master bedroom offers a comfortable private retreat, complete with its own ensuite, built-in wardrobe and split-system air conditioning, creating the perfect place to unwind after a busy day.

Bedrooms 2 and 3 are also complete with built-in wardrobes and are serviced by the main bathroom, providing a practical arrangement for families, guests or those needing additional space.

Adding further convenience is the double lock-up garage, offering secure parking for two vehicles and the added practicality of shoppers' entry directly into the home, making everyday tasks like bringing in the groceries that little bit easier.

Prime Location

Enjoy the convenience of living in an established pocket of Nollamara, with local parks, shopping centres, schools and public transport all within easy reach.

Whether it's heading out for a morning walk, enjoying some time outdoors at a nearby reserve or taking advantage of the surrounding cafés, shops and everyday amenities, this well-connected location offers a fantastic balance of lifestyle and convenience.

With easy access to surrounding suburbs including Yokine, Dianella, Tuart Hill and Balcatta, along with convenient connections to Perth CBD, you'll appreciate having everything you need close by while enjoying the added privacy of a rear-positioned home.
Why You'll Love It:

-3 bedrooms and 2 bathrooms
-Private rear villa
-Generous 291sqm block
-Double lock-up garage
-Convenient shoppers' entry from the garage
-Open-plan kitchen, dining and living area
-Spacious kitchen with breakfast bar
-Space for a dishwasher
-Split-system air conditioning to the main living area
-Master bedroom with private ensuite
-Split-system air conditioning to the master bedroom
-Built-in wardrobes to all three bedrooms
-Main bathroom servicing the secondary bedrooms
-Direct access from the main living area to the garden
-Generous outdoor area with grassed and paved spaces
-Practical layout for everyday living
-Convenient Nollamara location
-Close to parks, shops, schools and public transport

Whether you're buying your first home, downsizing or searching for an investment in a convenient location, this private rear villa delivers comfort, functionality and a fantastic amount of outdoor space to enjoy.

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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