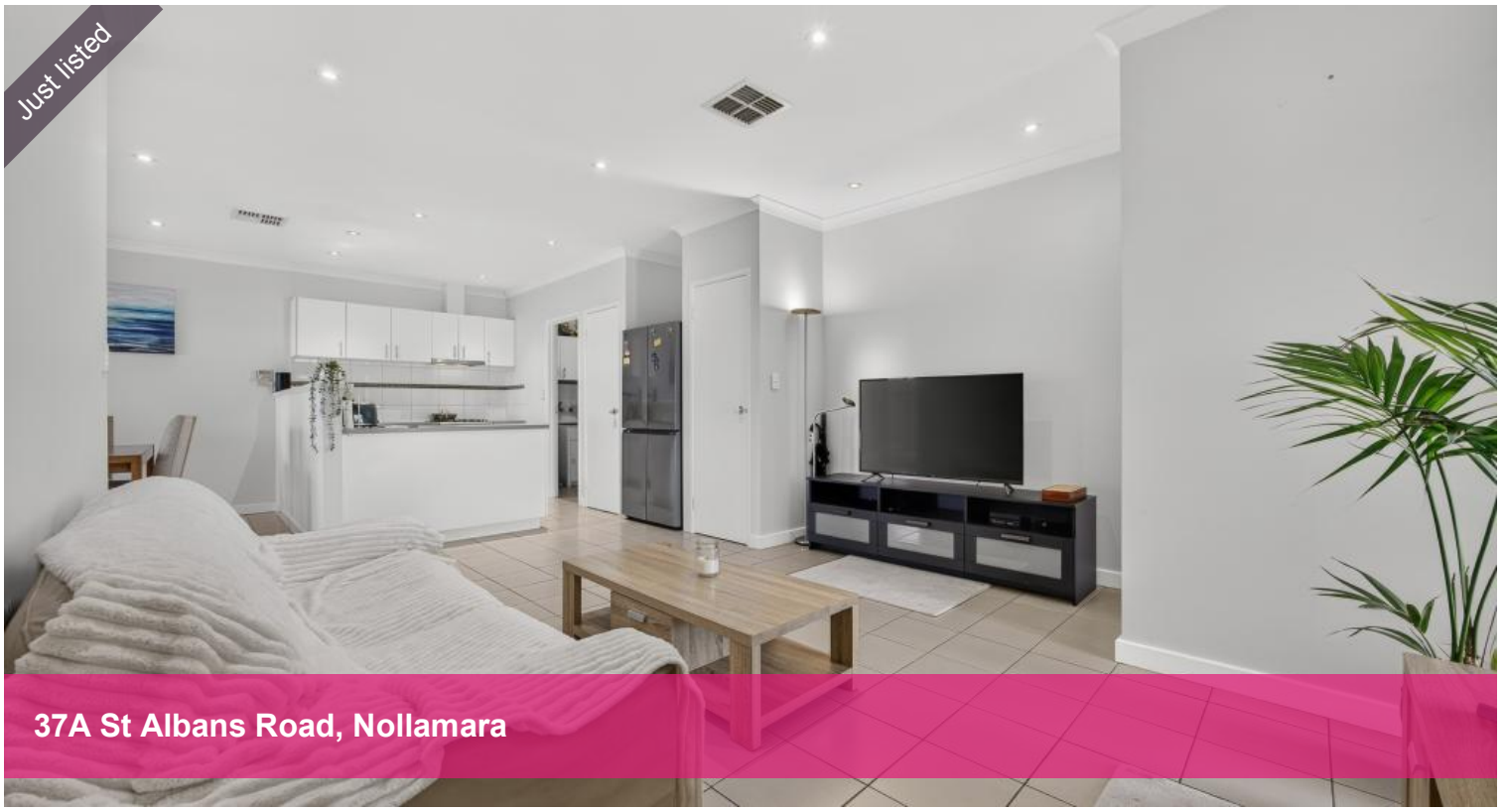








Street Front Home in a Sought After Nollamara Pocket

Positioned in a convenient Nollamara pocket close to the Yokine and Balcatta borders, this well presented 3 bedroom, 2 bathroom street front home offers a fantastic combination of comfort, practicality and everyday convenience.

As you step inside, you're welcomed into the open-plan kitchen, dining and living area, creating a inviting central hub for everyday living. The layout brings the main living spaces together, making it ideal for relaxed nights in, spending time with family or entertaining friends.

From the main living area, the home extends to a private courtyard, providing a versatile outdoor space for entertaining, enjoying a quiet morning coffee or simply unwinding with some fresh air at the end of the day. With no garden upkeep required, it's a space designed just to be enjoyed without the added maintenance.

Adding to the home's practicality is a separate outdoor area dedicated to the clothesline, allowing you to keep everyday laundry tasks away from the main entertaining space.

The home offers three well sized bedrooms, with the master bedroom featuring its own private ensuite and walk-in robe, creating a comfortable retreat. Bedrooms two and three both include built-in robes and are serviced by the main bathroom, making the layout ideal for families, guests or tenants.

3 2 2

Price	From $699,000
Property Type	Residential
Property ID	34013

Agent Details

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Office Details

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Adding further convenience is the single lock-up garage, offering secure parking for your vehicle, with additional space to park in front of the garage. This added flexibility is particularly handy for households with multiple cars or when friends and family come to visit. Completing the home's features is ducted air conditioning, providing added comfort throughout.

Prime Location:

Beyond the home itself, the location offers plenty to enjoy. Situated near the Yokine border, you'll have local parks, schools, shopping centres and public transport all within easy reach, making everyday routines that little bit easier.

Whether it's enjoying a morning walk through nearby parklands, catching up with friends over coffee or heading out for a relaxed weekend, there's plenty to explore without travelling far. With Perth CBD approximately 10km away, you'll also enjoy convenient access to the city for work, dining and entertainment.

Why You'll Love It:

•3 bedrooms and 2 bathrooms
•No Strata Fees
•Street-front position
•Open-plan kitchen, dining and living area
•Built-in robes to all three bedrooms
•Master bedroom with private ensuite
•Main bathroom servicing bedrooms two and three
•Private courtyard for outdoor entertaining
•Separate outdoor area with clothesline
•Single lock-up garage
•Additional parking space in front of the garage
•Practical layout for everyday living
•Desirable Nollamara pocket near the Yokine border
•Close to local parks, schools, shops and public transport
•Approximately 10km from Perth CBD

Whether you're buying your first home, downsizing or searching for an investment in a convenient location, this street-front home delivers comfort, functionality and everyday convenience in a desirable 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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