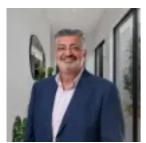
## 1/23 Welburn Street, Nollamara, WA 6061 Sold Unit



Friday, 8 September 2023

1/23 Welburn Street, Nollamara, WA 6061

Bedrooms: 2 Parkings: 1 Type: Unit



Theo Kouroulis 0411751377

## \$405,000

Well-appointed 2 bedroom apartment located in one of Nollamara's premier locations, just metres away from the Dianella border. This exquisite apartment offers a host of features that are sure to captivate you from the moment you step inside. Upon entering, you will be greeted by a light and bright open plan living area that boasts high ceilings, and gleaming porcelain tiling. The heart of this apartment is the compact kitchen, which is adorned with top-of-the-line amenities, including a gas cooktop, dishwasher and stone benchtops. This well designed apartment offers 2 generously sized bedrooms. The master bedroom is a true sanctuary, featuring a walk-in-robe, and its own ensuite bathroom finished with full-height tiling, exuding a sense of luxury and sophistication. The second bedroom comes equipped with built in robes. To accommodate those who work or study from home, the apartment also includes a practical and stylish study nook, perfect for creating a comfortable and productive workspace.FEATURES: - Near new modern secure group of 6 - 2 good sized bedrooms, both with robes- 2 well appointed bathrooms, with full height tiling - Open plan living/meals area-Kitchen with gas cooktop, dishwasher and stone tops - Study nook - Separate laundry - Private courtyard - Undercover carport and separate storeroom - Secure complex, with access to residence via electric gateSCHOOLS NEARBY Dianella Primary School Sutherland Dianella Primary School Dianella Secondary CollegeOur Lady of Lourdes School TITLE PARTICULARSLot 1 Strata Plan 80384Volume 2984 Folio 765AREA Internal Unit Size: 76sqm Patio: 10sqm Car bay: 14sqm OUTGOINGSWater Rates: \$1,136.51 PACouncil Rates: \$1,493.77 PAStrata Admin: \$450.00 PQ