

**1/23 Welburn Street, Nollamara, WA 6061**



**Sold Unit**

Friday, 8 September 2023

1/23 Welburn Street, Nollamara, WA 6061

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Theo Kouroulis

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**\$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 gate

**SCHOOLS NEARBY** Dianella Primary School Sutherland Dianella Primary School Dianella Secondary College Our Lady of Lourdes School

**TITLE PARTICULARS** Lot 1 Strata Plan 80384 Volume 2984 Folio 765 AREA Internal Unit Size: 76sqm Patio: 10sqm Car bay: 14sqm

**OUTGOINGS** Water Rates: \$1,136.51 PA Council Rates: \$1,493.77 PA Strata Admin: \$450.00 PQ