

**1/56 Nottinghill Street, Joondalup, WA 6027**



**Sold House**

Wednesday, 7 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$640,000**

This beautiful spacious 3x2 home smacks of potential that could set it apart from the rest. The location is perfect - just like living in a tranquil leafy village. Beautiful mature trees line this quiet street, with the pretty Embankment Park directly across the road and the Regents Park in the other direction. The busy 'Gipsy Boy' coffee shop, new Java Restaurant and all that Regents Park Road shops have to offer is only a gentle stroll away - it is delightful! With the hospital and the Lakeside Shopping Centre and Yellagonga Park a short stroll away. The front of the home starts with a fully secure easy-care front patio, a lovely setting for you watch the world go by in this lovely streetscape surrounded by mature trees giving endless shade. Enter the home through a hallway, to the right is huge spacious lounge bathed in glorious light from triple sliding doors - it's a magic space to live and relax. Moving on, we find a second delightful open plan living space, an elegant open plan living, perfect as a dining area or maybe another lounge/study. The Kitchen is delightful and neat and tidy, with loads of bench and cupboard space, large pantry, and leading from this a useful separate laundry/utility and downstairs powder room. This utility room leads out to an ideal laundry courtyard and a huge double sized garage and extra-large store room. Upstairs the bedroom accommodation too is spacious and ideal. Starting with a generous master bedroom with extra-large WIR and that all important ensuite. The second and third bedrooms too are both really good queen-size rooms with plenty of storage. The extras include ducted air-conditioning upstairs; a large double garage with a wonderful extra fully enclosed storage, accessed through the garage. There is just so much potential with this home. It is the ideal downsizer or perfect for the modern professional couple. Strata fee \$456 + reserve \$72 = \$528/quarter Don't miss this wonderful opportunity.