

**10 Myimbar Way, Nollamara, WA 6061**

**Villa For Sale**

Wednesday, 27 March 2024



10 Myimbar Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Joe Raschilla  
0892276666

**From \$535,000**

VILLA 2: OPEN SATURDAY 6 APRIL - 11:00AM TO 11:30AM\*\*\* VILLA 1 - UNDER OFFER Discover the convenience and comfort of these well presented 3 bedroom 2 bathroom villas nestled within a small group of 4. Boasting NO ongoing strata levies and set in one of Nollamara's most sought after locales, they offer the perfect blend of tranquility and accessibility. Located in a quiet cul-de-sac and in a tree lined street, these villas feature 3 good sized bedrooms all with robes, 2 well appointed bathrooms and an open plan living area that integrates with the private courtyard. Whether you are a first home buyer, downsizer or a savvy investor, these properties present an exceptional opportunity. Currently leased, it guarantees immediate returns, making an ideal addition to your portfolio. Features: • 3 good sized bedrooms, with built in robes • 2 well appointed bathrooms • Open plan living area with split system air conditioning • Private alfresco courtyard • Kitchen with cupboards galore • Dishwasher • Separate laundry • Lock up garages • Small group of 4 • Quiet cul-de-sac • Only a short stroll to bus route into the City • No ongoing strata levies Contact agent for lease details. VILLA 1: 3 bedroom, 2 bathroom street front villa VILLA 2: 3 bedroom, 2 bathroom, double lock up garage TOWNHOUSE : 3 bedroom 2 bathroom, double garage SCHOOLS NEARBY Nollamara Primary School Dianella Secondary College TITLE PARTICULARS Lots 1, 2 & 4 on Strata plan 61926 Vol 2779, Folio 127, 128, 130 OUTGOINGS 2023/24 Water Rates: Approx 10A = \$1211 10B = \$1182 10D = \$1283 Council Rates: Approx 10A = \$1584 10B = \$1576 10D = \$1642