

**10A Piedmont Street, Nollamara, WA 6061**



**Villa For Sale**

Friday, 3 May 2024

10A Piedmont Street, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Chantal Lyneham  
0893393955

**From \$499,000**

Step into this charming 3-bedroom, 2-bathroom home with a two-car garage nestled right across from Marion Stainton Park, offering the perfect blend of comfort and convenience. Located within a beautiful haven, this street-frontage gem promises a lifestyle of tranquility and ease. Discover a spacious and light-filled interior, featuring a modern layout designed for effortless living. The open-plan kitchen, living and dining area create a warm and inviting atmosphere, ideal for entertaining or simply unwinding after a long day. The heart of the home, a well-appointed kitchen, boasts sleek cabinetry, ample storage, and quality appliances, making meal preparation a breeze whilst making it the prime position for the avid entertainer or for keeping an eye on the kids. This cleverly designed floor plan ensures the seamless flow between indoor and outdoor spaces. Retreat to the comfortable bedrooms, including a master suite complete with an ensuite bathroom for added privacy and luxury. For your convenience, the home is equipped with split system air conditioning, ensuring your comfort throughout the year. Your peace of mind is paramount, which is why this home comes equipped with a security alarm. A double automatic door garage provides convenient parking for your vehicles and ample storage space for your belongings. Step outside to the low maintenance and easy-care outdoor entertaining area. This space seamlessly connects to the living area, providing an ideal setting for alfresco dining or enjoying your morning coffee. The private alfresco is set apart from the laundry area keeping your washing hidden away when entertaining. With direct access to the park just steps away, you'll never be short of options for outdoor recreation and relaxation. Conveniently located close to shops, schools, and public transport, offering the ultimate in lifestyle convenience. Perfectly suited for astute buyers, savvy investors (current periodic tenancy at \$525.00pw rent), small families, first home buyers, and FIFO workers. Don't miss this opportunity to secure your slice of paradise. Council Rates: \$ TBA Water Rates: \$1,126.89 approx Community Insurance for Driveway: \$212.04pa Survey Strata land: 257.61sqm Dimensions: House 95.21sqm, Garage/Store 37.65sqm, Porch 1.44sqm = 134.30sqm Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.