

**10B Koorooda Road, Nollamara, WA 6061**

**JW**

**Sold House**

Friday, 27 October 2023

10B Koorooda Road, Nollamara, WA 6061

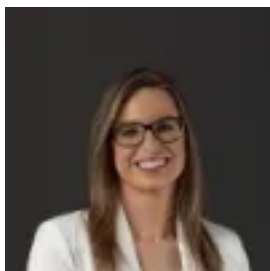
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 195 m<sup>2</sup>**

**Type: House**



**NIKKI DE RIJCKE**  
0895680876



**DENELLE BERNHARDT**  
0895680876

**\$520,000**

**What:** A 3 bedroom, 2 bathroom villa with secure garaged parking for 2 vehicles **Who:** Families, professionals or investors seeking quality, yet comfortable living **Where:** Tucked back from the street in a peaceful position close to all your daily amenities This outstanding abode has been meticulously designed to offer luxe living from start to finish, with its first-class interior styling running throughout the entire 3 bedroom, 2 bathroom property to provide complete comfort within, all while being positioned close to your schooling, retail and recreation needs, with both primary and high schooling nearby, a choice of shopping including The Square at Mirrabooka and an endless array of parkland and reserves to roam, and when you add in its easy road and transport links you have a perfectly placed property to call home. Positioned back from the road in an exclusive set of just 3 villas, you find this contemporary home, out of sight from the street the paved driveway leads to your double garage, through the covered portico and into the home where the neutral tiling takes your eye from the entry hallway to the expansive open plan living just beyond. Moving around the corner to your right, you pass a double door storage closet, then into your master suite, with soft carpet under foot, plenty of natural lighting, a walk-in robe and ensuite with quality fittings including full height tiling, a large shower and vanity. The living space offers a modern design and easy flow floorplan with dining, lounge, and kitchen, with a feature trayed ceiling to add to the sense of height and space, an effective reverse cycle air conditioning unit and downlighting. The kitchen proudly takes centre stage with its high-end finishes and executive design that showcase an in-built 900mm oven, gas cooktop, stone bench tops with island and ample cabinetry to enjoy, while sliding doors lead directly to a private paved courtyard with patio, ensuring convenient indoor to outdoor living. The two minor bedrooms sit in their own section, with carpeted flooring, full height sliding robes and ceiling fans, with the private WC, and fully equipped bathroom with floor to ceiling tiling, bath, shower, and vanity positioned carefully at the midway point between them, plus a sizeable laundry offering direct access to a drying yard. And the reason why this property is your perfect fit? Because this stylish property combines premium positioning with exclusive low maintenance living. **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.