

11A Maltarra Street, Nollamara, WA 6061

Realmark

Villa For Sale

Thursday, 13 June 2024

11A Maltarra Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 95 m2

Type: Villa



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Offers closing

What we love..... is the fantastic first-home, down-sizing or astute investment option that this neat and tidy 3 bedroom 2 bathroom street-front villa offers, complete with high ceilings, its own driveway access and with the added bonus of no strata fees to be paid... is the tiled open-plan living, dining and kitchen area that comprises of a gas bayonet to help counter the winter chill, a storage pantry, tiled splashbacks, double sinks, a dishwasher recess, a pull-out stainless-steel range hood and modern stainless-steel Euro gas-cooktop and oven appliances... are the carpeted bedrooms at the front of the house, headlined by a larger master suite with full-height triple-sliding-door mirrored built-in wardrobes, as well as a private ensuite bathroom with a shower, toilet, vanity and under-bench storage... is the secure, enclosed and paved alfresco-entertaining courtyard at the rear of the property, accessible via the living space and adding complete privacy to what is a perfect outdoor setting... is the ultra-convenient walking-distance proximity to bus stops, fantastic community sporting facilities at the sprawling Des Penman Reserve around the corner, Nollamara Shopping Centre, Nollamara Primary School, St Gerard's Catholic Primary School and more – with Dianella Secondary College, medical facilities, other excellent local shopping centres, cafes, restaurants and major arterial roads – for easy access to the coast, the city, Perth Airport and even our picturesque Swan Valley – all only a matter of minutes away themselves, as an added bonus

What to know...One of only three residences in the complex, this delightful villa has two spare bedrooms that are both fitted with built-in robes – and enjoy plenty of natural morning sunlight filtering in through their respective windows. Brilliant in its simplicity is a practical main bathroom with a shower, separate bathtub, vanity and under-bench storage cupboards. The laundry off the kitchen has a linen press, under-bench storage of its own and access out to an intimate north-facing drying courtyard. A large remote-controlled double lock-up garage has a side storage recess, internal shopper's entry and a door leading directly out to the alfresco courtyard. Extras include a security-alarm system, feature skirting boards, Venetian blinds, Foxtel connectivity, an instantaneous gas hot-water system and low-maintenance gardens. Easy-care "lock-up-and-leave" living awaits all.

Outgoings...Strata Admin - NIL
Strata Reserve - NIL
Strata Common Insurance - \$730.67 per year
Council Rates = \$1,576.81 per year
Water Rates = \$1,185.15 per year
Expected rental return - \$600 - \$650 per week.

Who to talk to...To find out more about this property you can contact agent Adam Iles on 0423 470 600 or by email at ailes@realmark.com.au