

**11B Maltarra Street, Nollamara, WA 6061**



**Sold House**

Tuesday, 15 August 2023

11B Maltarra Street, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$471,000**

Adam Naumovski presents...11B Maltarra Street, Nollamara End date sale - All offers presented 07/08/23 - Unless sold prior.\*\*\*ANOTHER UNDER OFFER BY TEAM NAUMOVSKI\*\*\*Welcome to 11B Maltarra Street, Nollamara - an exquisite 3-bedroom, 2-bathroom gem tucked away in the picturesque suburb of Nollamara. Perfectly positioned for ease and convenience, this fantastic villa is a lifestyle dream turned reality! The open-plan kitchen merges effortlessly with the family meals area, creating a warm and inviting space for family gatherings. Equipped with stainless steel appliances and abundant bench and cupboard space, the kitchen is truly the heart of this home. Ducted air-conditioning ensures year-round comfort, while the cleverly designed floor plan promotes seamless flow throughout. The spacious master suite is your personal haven, adorned with a built-in mirrored robe and its very own ensuite. The additional bedrooms also feature generous built-in robes, presenting ample storage for all members of the family. The main bathroom impresses with a separate bath and shower, catering to every family's needs. One of the standout features of this beautiful villa is its superb indoor-outdoor integration. An easy-care undercover outdoor entertaining area flows seamlessly from the indoor living space, making it a joy to host year-round. A hidden laundry space allows you to keep the washing away from your guests' view, ensuring your entertainment spaces remain impeccable. Add a splash of greenery with the easy-care garden beds, and you've got the perfect backdrop for unforgettable family barbecues or serene morning coffees. And when it's time to venture out, you'll be spoilt for choice. This ultra-convenient location is close to shops, parks, schools, transport and the vibrant Karrinyup Shopping Centre. Perfect for astute buyers, savvy investors, first-home buyers, small families or the lock up and leave FIFO worker, this low maintenance villa in Nollamara offers the lifestyle you've always dreamt of! Some fantastic features include:

- Three spacious bedrooms with built-in robes, two stylish bathrooms
- Open plan kitchen and family meals area
- Ducted air-conditioning and clever floor plan
- Seamless indoor-outdoor integration, undercover entertainment area
- Easy-care garden beds and hidden laundry space
- Excellent proximity to amenities - shops, parks, schools, transport
- 1.2km to local IGA, 1.5km to Northlands Plaza Shopping Centre
- 750m to Des Penman Reserve, 2.1km to Mirrabooka Square Shopping Centre
- 8km to vibrant Karrinyup Shopping Centre
- Close to Reid Highway and the Mitchell Freeway

Life is better when you love where you live. Don't miss this exceptional opportunity to own a piece of Nollamara's best lifestyle offering. Contact us today to book your appointment and step into your new home at 11B Maltarra Street, Nollamara WA 6061! DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS

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.