

12B Nollamara Avenue, Nollamara, WA 6061



Sold Villa

Thursday, 16 November 2023

12B Nollamara Avenue, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa

\$625,000

Step inside this contemporary three-bedroom, two-bathroom home and you'll be greeted with a light and bright, well-appointed, compact home with quality features. At just two years old, there is literally nothing to do here but move in and enjoy the spoils of modern living in a fabulous, central location. Walk to Nollamara shops and local café, nearby Des Penham Park and with a bus stop literally out the front, Wanneroo Road around the corner, and less than ten minutes' drive to the city, commuting is an absolute breeze. An ideal home for downsizers, a professional couple, a small family, or an astute investor seeking low maintenance and high growth in a great location. Enter via the front door, and to the left sits the main bedroom – a lovely room overlooking the front gardens, featuring both drapes and roller blinds and its own sleek ensuite. Two other bedrooms down the hall are of good size, one with sliding doors leading to the exterior, with all rooms featuring carpet and their own built-in robes. Along the hall also behind doors, is the cleverly concealed, integrated laundry complete with plenty of shelving. The open plan kitchen/living/dining area is a welcoming space, a lovely central hub overlooking the north-facing, paved courtyard outside. This generous-sized and well-appointed kitchen boasts an abundance of cupboards, a pantry and gorgeous, white marble benchtops with a breakfast bar. Through sliding doors, the living room flows nicely into the home's exterior, an enclosed space to unwind, dine and/or entertain guests. Capturing the sun, this is a lovely reprieve to adorn with pots, plants and outdoor furniture while the undercover area, replete with a ceiling fan and downlights, extends alfresco living beyond summer. Enjoy the best of both worlds here. Everything from your doorstep is within easy striking distance – shops, cafes, parks, quality schools and the larger Mirrabooka Shopping Centre is only a short drive away. And being a virtually brand-new home adorned with plenty of quality fittings and features, both low maintenance and convenience are assured. For expressions of interest, please get in touch with Tom Vlahos, Xceed at tom@xceedre.com.au or 0408 427 514. Features include: Three bedrooms, all with carpet and built-in robes Two modern, sleek bathrooms with skylights Open-plan kitchen/dining/living areas Kitchen with marble benchtops, ample cupboards and a pantry Timber laminate flooring, downlights throughout Integrated laundry including washer/dryer Floor-to-ceiling linen cupboard Split system air conditioning in living areas Roller blinds on windows plus drapes in the main bedroom North-facing paved courtyard with undercover alfresco area, including downlights and ceiling fan 20sq m storage above garage plus Intercom system Bigger than your average two-car automatic garage with access to both kitchen and home exterior Secure and private with gate access Location (approx. distances): West Coast Steiner School 400m Nollamara Shopping Centre 550m Nollamara Primary School 750m Des Penman Reserve 1.6km Dianella Secondary College 1.7km West Australian Golf Club 2.9km Mirrabooka Shopping Centre 3.3km Semas Academy 3.8km Yokine Regional Open Space 5.3km