

**13 Nobilis Street, Beeliar, WA 6164**

**Sold House**

Wednesday, 8 November 2023



13 Nobilis Street, Beeliar, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 469 m2**

**Type: House**



Tanya Forzatti  
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## Contact agent

SHOWSTOPPER OF A HOME! Welcome to 13 Nobilis Street, Beeliar! Exceptionally well maintained this 3 bedroom, 2 bathroom home is located in a highly sought-after position. Close to all amenities, featuring multiple living areas and a huge backyard, this makes it the perfect home for families who are looking for a comfortable yet ultra-convenient lifestyle! The interior living space consists of a separate home theatre, tiled open plan living area with stunning high ceilings, master bedroom with sliding robes plus ensuite with double sink, shower and toilet. The second and third bedrooms are carpeted, generously sized with sliding robes and share the main bathroom. The laundry hosts a linen cupboard, another storage cupboard runs off the passage and a separate second toilet. The well-appointed kitchen presents a striking centrepiece to the main living area with stone benchtop, island bench, walk in pantry, handy plumbing to double fridge recess, dishwasher recess and quality stainless steel appliances including gas hot plates, under bench electric oven and rangehood. The massive backyard is certainly an extra bonus! With alfresco area plus patio entertaining it is the perfect space to host backyard BBQ's, birthdays, and dinner parties PLUS there is plenty of room to install that pool that you've been dreaming about. Don't miss out on the opportunity to make this stunning property your own!

**PROPERTY FEATURES;**

- 31 course ceilings & LED lighting
- Reverse cycle air conditioning units
- Alfresco entertaining area with stunning tiling
- Extended patio entertaining area
- Bore reticulated lawns and fire pit zone to backyard
- Easy care front reticulated gardens
- Double garage with shoppers entry and rear access
- Gas hot water system

**NEARBY AMENITIES;**

- Beeliar Primary School - 1.7km
- Cockburn Gateway Shopping City - 5.5km
- Cockburn Central Train Station - 5.5km
- Coogee Beach - 5.4km
- Fiona Stanley Hospital - 12km
- Fremantle Town Centre - 13km
- Perth CBD - 27km

**EXTRA DETAILS;**

- Built in 2015 by West Coast Residential
- Land Size: 469sqm
- Total Living: Approx. 187sqm
- Council Rates: Approx. \$2055 p/a
- Water Rates: Approx. \$1194 p/a

Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.