

# 13C Maroog Way, Nollamara, WA 6061



## Villa For Sale

Wednesday, 3 April 2024

13C Maroog Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Villa**



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## UNDER OFFER

Nestled in the heart of Nollamara, discover this charming and well maintained villa. Strategically positioned, it stands a mere 700m from Nollamara Shopping Centre, catering to your everyday needs with ease. Additionally, a short 6.2km drive takes you to the renowned Galleria Shopping Centre, offering a plethora of shopping, dining, and entertainment options. This delightful villa boasts modern comforts and practical features, including a split system air conditioner in the lounge/living area, ensuring year-round comfort. The master bedroom is adorned with a built-in mirrored sliding robe, optimizing space and functionality. Step into the open plan tiled kitchen/dining and lounge area, where gatherings with loved ones are effortlessly accommodating. The low-maintenance undercover courtyard provides an area for relaxation or alfresco dining. Security and convenience are paramount, with a secure remote garage offering peace of mind and easy access. Embrace the epitome of suburban living, mere moments from essential amenities and surrounded by a thriving community. Some Features Include:

- NO Strata Levies/Fees
- Internal Walls and Ceilings Freshly Painted
- Split System Air Conditioner to Lounge/Living area
- Open plan tiled kitchen/dining and lounge
- Built in mirrored sliding robe to master bedroom
- Low maintenance undercover courtyard
- Secure remote garage
- 700m from Nollamara Shopping Centre
- 6.2km from Galleria Shopping Centre

Please contact Parminder on 0400 607 038 to arrange a viewing time.