

**14C Nollamara Avenue, Nollamara, WA 6061**

**Harcourts**

**House For Sale**

Saturday, 6 April 2024

14C Nollamara Avenue, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Julie Pedulla  
0421575202

**From \$540,000**

JULIE PEDULLA welcomes you to view 14C Nollamara Avenue, Nollamara. This home is understated and absolutely fabulous. If it's space and comfort you've been looking for, the search is over!! The design of this villa really works and offers flow with generous bedrooms ... I'm sure you will notice the difference. Entertain in style, drinks around the bar on the entertainment deck with built-in seating. Indoors blends with the outdoors, designed for use in all seasons. Perfect start to your property portfolio whether you nest or invest. Investors, this will bring in excellent yield with an estimated weekly rent of \$620 - \$650. An affordable inner city location, Perth City is only 9 km away. Right at your doorstep, you will be there via public transport within 7 minutes. **FACTS & FIGURES** Built 2020 Land portion 212 sqm Internal build 93.65sqm City of Stirling Council rates \$1,580.43 pa (2023/24) Water rates \$1,161.56 pa (2023/24) No Strata fees Rental estimate \$620 - \$650 per week