

151 Nollamara Avenue, Nollamara, WA 6061



House For Sale

Thursday, 30 May 2024

151 Nollamara Avenue, Nollamara, WA 6061

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 728 m2

Type: House



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Expression of Interest

Prime Real Estate Opportunity in Nollamara Discover the incredible potential of this 4-bedroom, 2-bathroom home set on a generous 728sqm green title block, zoned R40 with rear access. Whether you're a developer, investor, or a family looking for an expansive home with future development opportunities, this property is a goldmine.

Development Potential:

- **Triplex Development:** The zoning allows for the construction of up to three dwellings.
- **Rear Development:** Retain the beautifully renovated front home while developing the rear portion of the property.

Property Features:

- **Renovated Interiors:** Enjoy the modern comforts of a near-new kitchen, updated bathrooms, a new laundry, and a spacious games room.
- **Character and Charm:** The original sections of the home feature jarrah floorboards, high ceilings, and split system air conditioners, blending classic charm with modern amenities.
- **Entertainer's Delight:** Host gatherings in the formal lounge or the massive games room. The covered patio, which spans the rear and side of the home, offers a perfect space for outdoor entertaining.

Kitchen Highlights:

- Stone benchtops
- Ample cupboard space
- Pantry
- Gas hot plate
- Stainless steel rangehood

Additional Amenities:

- Linen cupboard
- Solar panel
- Gas hot water system
- Security camera
- Remote control garage
- Ample parking space with a semi-circle driveway

For hobbyists or those in need of extra storage, the double lock-up garage with power is perfect for a workshop.

Versatility: This property is not only a great family home but also ideal for investors and developers. With the proper approvals, it could also serve as medical rooms or a small business location.

Prime Location: Situated in the heart of Nollamara, you'll be close to essential amenities:

- IGA
- Clever Kids Early Learning Centre
- Nollamara Primary School
- Dianella Secondary School
- Numerous well-maintained parks and reserves

This prime development site is a rare find and is sure to attract plenty of interest. Don't miss out on this fantastic opportunity - it will go fast!