

18B Myimbar Way, Nollamara, WA 6061

THE AGENCY

Sold House

Wednesday, 28 February 2024

18B Myimbar Way, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Adam Naumovski
0424364326

\$616,000

Adam Naumovski presents...18B Myimbar Way, NollamaraEnd date sale - All offers presented 11/03/24 - Unless sold prior. ***HOME OPENS THIS WEEK**Saturday 2nd March 10:00 - 10:30amSunday 3rd March 10:00 - 10:30amWelcome to the delightful 18B Myimbar Way, Nollamara, a charming abode that radiates the warmth and comfort of home. The perfect place for astute buyers, savvy investors, small families, first home buyers, and FIFO workers. This residence boasts three spacious bedrooms and two bathrooms, with a double car garage, offering a perfect blend of comfort and style. In an ultra-convenient location, this property is a stone's throw from the beautiful Nollamara parklands and the neighbouring Nollamara Primary School. A short 280-meter walk takes you to the nearest bus stop, and just a bit further, a local IGA awaits for your quick grocery runs. Northlands Plaza Shopping Centre is only 1.6km away, and the bustling Karrinyup Shopping Centre, filled with shops, cafes, bars, restaurants, and entertainment options, is just a short 7.3km drive. Stepping inside, you are immediately greeted by an open-plan design that fuses the kitchen, family, and meals areas into one cohesive environment. The high ceilings throughout enhance the sense of space, while the cleverly designed floor plan ensures functionality and flow. The spacious kitchen, complete with stainless steel appliances and abundant bench and cupboard space, overlooks the living, dining, and outdoor entertaining areas. This layout is perfect for the avid entertainer or the busy parent keeping an eye on the kids. The bedrooms are generously sized with the master suite featuring mirrored robes and an ensuite. The main bathroom is thoughtfully designed with a separate bath and shower. With its low maintenance and easy-care features, this home presents well and leaves room for your personal touch with potential renovations. Outside, the property continues to impress with its low-maintenance undercover outdoor entertaining area. This space, complete with a pitched pergola, flows seamlessly from the indoor living area, creating the perfect setting for making memories with family and friends. 18B Myimbar Way, Nollamara is a home that offers so much. With its cleverly designed floorplan, open-plan living, and ultra-convenient location, this residence promises a lifestyle of comfort and convenience. Some fantastic features include:

- Ultra-convenient location close to various amenities.
- Spacious three-bedroom, two-bathroom home with a double garage.
- Open plan kitchen with stainless steel appliances, overlooking the living, dining, and entertaining areas.
- High ceilings throughout, enhancing the sense of space.
- Cleverly designed floor plan for functionality and flow.
- Master suite with mirrored robes and ensuite.
- Main bathroom with separate bath and shower.
- Low maintenance and easy-care features, with potential for personal renovations.
- Undercover outdoor entertaining area with pitched pergola.
- Seamless indoor-outdoor connection, perfect for entertaining.
- Proximity to parklands, schools, and shopping centres.
- Perfect for astute buyers, savvy investors, small families, first home buyers, and FIFO workers.
- Short distance to the bustling Karrinyup Shopping Centre.
- Well-presented property with room for updates and upgrades.
- and much much more....

DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDSDisclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.