

**24C Cobham Avenue, Nollamara, WA 6061**

*MOUVE*

**Sold House**

Tuesday, 21 November 2023

24C Cobham Avenue, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 232 m2**

**Type: House**



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**\$595,000**

Easy Care Living At It's Finest Just footsteps away from a plethora of lush local parklands lies this stylish and secure 3 bedroom 2 bathroom villa that is not only privately positioned to the rear, but also offers quality low-maintenance lock-up-and-leave living for first-home buyers, down-sizers and prospective tenants of astute investors alike. This modern gem is nicely finished throughout and finds itself nestled close to a host of bus stops, wonderful community sporting facilities, Nollamara Shopping Centre, Dianella Primary College, Dianella Secondary College and additional shopping options at The Square in Mirrabooka, Northlands Plaza and the new nearby Roselea complex. Throw in a very close proximity to the Our Lady of Lourdes School, the vibrant Main Street café and restaurant strip, other major shopping precincts, the freeway and major arterial roads – for direct access to both the coast and Perth CBD – and you have yourself an impressive location that defines living convenience. Nest or invest here now, with no strata fees only adding to the appeal!

**WHAT'S INSIDE:**

- 3 bedrooms / 2 bathrooms
- Tiled open-plan living, dining and kitchen area with extra-high ceilings, a feature coffered ceiling above the living space and split-system air-conditioning
- Well-appointed kitchen with sparkling stone bench tops, a built-in stone study nook, sleek white cabinetry, stylish pendant light fittings, subway-tile splashback, double sinks, a breakfast bar for casual meals, an integrated range hood, a gas cooktop, Westinghouse oven and a stainless-steel Valencia Euro dishwasher for good measure
- Carpeted bedrooms, including a spacious front master suite with walk-in wardrobe and a shower, toilet, stone vanity and under-bench storage to its private ensuite bathroom
- 2nd/3rd bedrooms with full-height mirrored built-in robes
- Quality main bathroom with a large shower, stone vanity, storage and toilet
- Separate laundry with sleek white cabinetry, a stone bench top, over-head and under-bench storage and access out to a private drying courtyard
- Custom hallway storage nooks with stone-top finishes

**WHAT'S OUTSIDE:**

- Tranquil outdoor alfresco-entertaining area at the rear, off the living/dining spaces
- Separate rear courtyard off the garage – ideal for bin storage
- External power points
- Easy-care garden beds

**EXTRAS:**

- No strata fees or common insurance to pay
- High ceilings
- Split-system air-conditioning
- CCTV security cameras
- A/V intercom system
- Security-alarm system
- Feature down lights
- Instantaneous gas hot-water system
- Large remote-controlled double lock-up garage with a side storage area and internal shopper's entry

**LOCATION:**

- Private rear position, tucked away from the street
- Walk to parks and bus stops
- Easy access to shopping, Dianella Primary College and Dianella Secondary College
- Close to the city, the coast, the freeway and more

Contact Cameron Cherubino on 0401 559 913 or Troy Smith on 0414 730 273 for further information