

**27 Ilumba Road, Nollamara, WA 6061**

**EDISON McGRATH**

**Villa For Sale**

Wednesday, 17 April 2024

27 Ilumba Road, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Sandra Pereira  
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## From \$499,000

27B & 27C Ilumba Road. Not one but two villas for sale, buy one, or buy both. Nestled in the heart of Nollamara, these two villas present a unique opportunity for both homeowners and investors alike. Investment Potential: With two properties side by side seize the opportunity to diversify your investment portfolio. Whether you choose to rent out both villas or occupy one while leasing the other. Owner Occupiers: With the current market values soaring, Nollamara still represents an affordable opportunity to get into the market just 13km from the CBD and close to all possible amenities. 27B Ilumba Road • 3 good-sized bedrooms • 2 Bathrooms • Air conditioning for living • Large living and dining • Functional kitchen with pantry • Enclosed courtyard • Single garage + off street parking • No Strata Levies • Periodic tenancy 27C Ilumba Road • 3 good-sized bedrooms • 2 Bathrooms • Air conditioning for living • Large living and dining • Functional kitchen with pantry • Enclosed courtyard • Single garage + off street parking • No Strata Levies • Tenanted until 10 August 2024 Presenting ALL offers from \$499,000. For further information get in touch with Sandra at 0499 799 960 or [sandra@edisonmcgrath.com.au](mailto:sandra@edisonmcgrath.com.au) Disclaimer: The properties are currently tenanted, the photos used are from when they were vacant and may vary from their current presentation. Whilst every care has been taken to prepare this property's marketing, accuracy cannot be guaranteed. Prospective buyers should make their own inquiries to satisfy themselves on all pertinent matters.