

**28A Quadea Way, Nollamara, WA 6061**



**Sold Villa**

Thursday, 11 January 2024

28A Quadea Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Mark Merenda  
0407468202



Lee Merenda  
0427779199

**\$555,000**

Stylish villa presents like new, perfectly positioned only 10km from the CBD, 15 mins from the beach and surrounded by premium amenities that include Northlands Plaza, scenic parks and fantastic public transport. This contemporary home offers engaging open plan living areas as well as 3 well-presented bedrooms complete with built in mirrored robes and two spacious bathrooms, including a master bedroom with en-suite. A chic neutral palette is applied throughout as well as porcelain tiles, plush carpets and venetian blinds. Enjoy a sleek kitchen setup equipped with stainless steel appliances, stone bench tops and glass splashbacks, entertain on the paved front alfresco area and experience ease of living with a double lock up garage, this villa provides the perfect credentials for a quality lifestyle. Features Include;- 141m<sup>2</sup> of internal living including garage (excludes alfresco) on 200m<sup>2</sup> of land - Stylish kitchen with soft-close cupboards and drawers, stone bench tops, glass splashbacks and stainless-steel appliances including gas hot plate, electric oven and rangehood - Master bedroom with mirrored built in robes and spacious en-suite bathroom with double vanity - Split system air-conditioner to living area - Polished porcelain tiles and coffered ceiling to living area - Venetian blinds and skirting boards throughout - Front alfresco area under the main roof - Double lock up garage - Security alarm - Instantaneous gas hot water system - Landscaped and reticulated gardens - NO STRATA FEES! Building Insurance arranged separately by owners - Council Rates: \$1,587.69 p.a. (Local Council - City of Stirling) - Water Rates: \$1,167.80 p.a. Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.