

2A Wollong Place, Nollamara, WA 6061

House For Sale

Friday, 1 December 2023

2A Wollong Place, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



Alayna Templeman
0431028432



Chris Jones
0467073151

End Date Sale

End Date Sale - Suit buyers over \$479,000. All offers by 5:00PM AWST Tuesday 12th December 2023, unless sold prior. The seller reserves the right to accept or reject any offers presented at their sole discretion. Welcome to 2a Wollong Place Nollamara, where comfort and convenience harmonise in a perfect blend. Constructed in 2003, this residence boasts 3 bedrooms and 2 bathrooms creating an ideal space for contemporary living. As you enter the main living area, a spacious open plan unfolds, seamlessly integrating the kitchen, living, and dining spaces. Designed for comfortable living, this area provides all the allowances for a modern lifestyle. The transition from indoor to outdoor living is effortless, thanks to the inviting patio area - a perfect spot for gatherings or serene evenings, adorned with a beautiful Bougainvillea border. The master bedroom features a walk-in robe and an ensuite for your exclusive comfort. Two additional bedrooms, one with a built-in robe, offer flexibility for family or guests, with the main bathroom just steps away. Currently tenanted until 22/8/2024, this property is attractive to investors looking to expand their portfolio or owner occupiers look to buy now and move in later. At \$475PW, this property presents as a fantastic investment opportunity with immediate returns and the possibility for the current tenants to extend their tenancy. Situated in a prime location, this property is close to all local amenities, ensuring that daily necessities, entertainment, and leisure activities are within easy reach. Don't miss out on the opportunity to make this property yours. Council Rates - \$1,576.81 P.A. Water Rates - \$1,086.02 P.A. ** No Strata Fees

**Property Features:

- North facing orientation
- Land - 260 sqm (approx)
- Laundry & line drying area
- Open plan kitchen, living and dining
- Functional living space
- Tiles to main living
- Carpets to bedrooms
- 2 Car secure garage with remote sectional door
- Covered patio...and much more

Location:

- Primewest Northlands Shopping Centre - 950m
- The Square Mirrabooka Shopping Centre - 3.5km
- Nollamara Primary School - 1.3km
- Dianella Secondary College - 2.3km
- Stirling Train Station - 4.5km
- Bar & Bistro - 2.5km
- Des Penman Reserve - 1km
- Trigg Beach - 9.6km
- Perth CBD - 9.5km

Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.