

**3/61 Nottinghill Street, Joondalup, WA 6027**



**House For Sale**

Thursday, 14 December 2023

3/61 Nottinghill Street, Joondalup, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 213 m2**

**Type: House**



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## Mid to High \$500,000's

This smartly refurbished 3x1 home has a fresh lick of paint throughout in a lovely neutral colour pallet, new carpeting and flooring, new blinds and all found in a lovely much sort after location, it's waiting for you to move in or rent out. One of only four in the block, so there no strata fees, this wonderful unit in a leafy glade is just gorgeous. Anticipated rental \$550-\$570/week. The location is sensational, to the left is a leafy park for the dogs, or kids just across the road, and to the right the bigger Regents Park with gazebos and BBQs ideal for Sunday lunches. The busy Gipsey coffee shop, pizza parlour and all that Regents Park Road shops have to offer is only a gentle stroll away - perfect village living. The front of the home starts with an easy-care front patio garden with small pretty garden, a lovely setting to watch the world slowly roll past. Enter the home through a pretty portico into a modern front lounge bathed in glorious light with two big windows, looking through the trees. It's a beautiful room, with stunning new carpets and blinds you will be able to relax and enjoy it. The home then opens up into a bright and spacious open plan living, with a neat and tidy modern kitchen, with plenty of bench and cupboard space. Add to this, a delightful lounge/dining room great for entertaining. Lastly there is a separate laundry/utility with that ultra convenient downstairs powder room. Glass sliding doors to lead to a lovely private courtyard garden with easy care pretty garden, with a large single garage, big storeroom and an extra space to park a second car at the rear as well. The upstairs too is more than generous, with three very spacious bedrooms all with built in robes, all cooled with ducted evaporative air conditioning. With a generous master bedroom, with large WIR and semi ensuite to pretty, neat family bathroom. The second and third bedrooms are both queen sizes with new carpets. Add to this a large walk-in linen, and landing, all smelling of new carpet and paint. The location as mentioned, is just perfect: with Lake Joondalup and the Yellagonga National Park a short stroll away. With Joondalup Health Campus, Lakeside Shopping Centre, coffee shops, trains and the City of Joondalup just a little further. It is the perfect place to relax and enjoy. There is just so much to this home - with no strata fees. It is a beautiful opportunity that should not be missed.