

**3 Berrigan Street, Nollamara, WA 6061**



**House For Sale**

Tuesday, 7 May 2024

**3 Berrigan Street, Nollamara, WA 6061**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 318 m2**

**Type: House**



Adam Naumovski

0424364326

## End Date Sale 20/05/24

Adam Naumovski presents...3 Berrigan Street, NollamaraEnd date sale - All offers presented 20/05/24 - Unless sold prior.

**\*\*\*HOME OPENS THIS WEEK\*\***Wednesday 8th 6:00 - 6:30pmSaturday 11th 12:00 - 12:30pmSunday 12th 11:00 -

11:30amWelcome to 3 Berrigan Street, Nollamara, a delightful blend of charm, comfort, and convenience. This impeccably maintained, beautifully presented, and recently renovated street front, stand alone home is ready to welcome astute buyers, savvy investors, small families, first home buyers, or FIFO workers. This property offers a unique opportunity to move in straight away, with room left for you to add your personal touch and further enhance its value. Step inside to discover a warm and inviting atmosphere. Freshly painted walls, brand new wood-look floors in the front lounge, brand new kitchen with stunning stone bench tops and brand-new carpets in the generously sized bedrooms imbue the space with a fresh, modern feel. The home features two separate living areas, providing plenty of room for relaxation and entertaining. At the heart of the home, you'll find a huge, recently renovated chef's kitchen. Equipped with stone benchtops, stainless steel appliances, and an abundance of bench and cupboard space, it's sure to inspire your inner gourmet. The open plan kitchen family meals area forms a seamless connection between indoor and outdoor living, perfect for social gatherings or quiet family dinners. Outside, the property continues to impress. Set on a much larger than average 318sqm block, the home offers low maintenance and easy-care outdoor spaces. An undercover outdoor entertaining area adjoins the indoor living space, effectively doubling your entertaining area and bringing the outdoors in. The wrap-around backyard provides extra room for kids and pets to play, making it a haven for family life. Located just 200m from the nearest bus stop, 450m to the local IGA, and 800m to Nollamara Primary School, everything you need is right on your doorstep. A short 2.4km drive will take you to Mirrabooka Square Shopping Centre, and the amenity-filled social and entertainment hub of Karrinyup Shopping Centre is just 7.6km away. With shops, cafes, bars, restaurants, and entertainment options all within easy reach, this home truly is a gem. 3 Berrigan Street, Nollamara offers a harmonious blend of character, comfort, and convenience. Its prime location and thoughtful design make it an ideal choice for those seeking a quality home in a vibrant community. Some fantastic features include:

- Immaculately maintained and beautifully presented
- Recently renovated with room to add personal touches
- Two separate living areas
- Huge, renovated chef's kitchen with stone benchtops and stainless steel appliances
- Freshly painted with new floors and carpets
- Ducted air-conditioning
- Seamless indoor/outdoor connection with open plan design
- Low maintenance 318sqm block
- Undercover outdoor entertaining area
- Wrap-around backyard perfect for kids and pets
- Convenient location near shops, schools, and transport
- Just 200m to the nearest bus stop
- 450m to the local IGA and 800m to Nollamara Primary School
- Short distance to Mirrabooka Square and Karrinyup Shopping Centres

**DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS**

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.