

**31C Nolan Way, Bateman, WA 6150**



**Sold House**

Friday, 27 October 2023

31C Nolan Way, Bateman, WA 6150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 476 m2**

**Type: House**



Navid Heshmati  
0452520840

## Contact agent

LJ Hooker Applecross proudly presents this rare two-bedroom rear property situated in the highly sought-after suburb of Bateman. This charming home, constructed with double brick, is nestled on a spacious 476m<sup>2</sup> block and boasts an inviting open-plan layout. Ideal for investors, downsizers, or first-time buyers aiming to enter the real estate market in a prestigious suburb. The property comprises two bedrooms, a well-appointed bathroom, and a generous open-plan living and dining area adorned with high ceilings. The kitchen, complete with a gas cooktop and dishwasher, adds a touch of elegance. Enjoy the comfort of a split system air conditioner and appreciate the convenience of a low-maintenance rear courtyard and a single under carport. Tucked away in a private complex of three villas at the rear, this property is conveniently located just a stone's throw away from Corpus Christi College. Its central position ensures proximity to essential amenities within a 5km radius, including Murdoch University, Fiona Stanley Hospital, Kwinana Freeway access, Murdoch Train Station, Bull Creek Shopping Centre, and Garden City (Westfield Booragoon). Please also note there are NO strata fees. For further details about this property, feel free to reach out to Navid Heshmati at 0452 520 840. Features: - Open Plan Living, Kitchen and Dining- High Ceilings- Partially Renovated - Split System A/C- Low Maintenance Backyard- Single Undercover Carport Property Details:- 476m<sup>2</sup> Rear Block- Two Bedrooms- One Bathroom- Single Carport- Built in 1978- 92m<sup>2</sup> Internal Living Area Location: - 200m Approx. to Corpus Christi College- 300m Approx. to Yidarra Catholic Primary School- 700m Approx. to Bateman Primary School- 1.2km Approx. to Winthrop Primary School- 1.4km Approx. to Murdoch University- 2.0km Approx. to Murdoch Train Station- 2.2km Approx. to Bull Creek Shopping Centre- 2.9km Approx. to Fiona Stanley Hospital- 3.8km Approx. to Westfield Booragoon

\* For a free market appraisal on a property of yours, please feel free to reach out, we'd be more than happy to assist you. \*

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