

35 Berrigan Street, Nollamara, WA 6061



House For Sale

Monday, 27 November 2023

35 Berrigan Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 282 m2

Type: House



Yadi Gibson

Offers Above \$475,000.00

Located in the sought after location of Nollamara near the Yokine border with a multitude of amenities nearby we present this neat and well presented low maintenance & easy-care street front villa. Added bonus no common walls or strata fees. This generous sized villa gives you 3 bedrooms x 2 bathrooms with an open plan kitchen/meals and family room overlooking the large, enclosed private courtyard. A large living area with glass sliding doors and windows overlooks the paved alfresco which is perfect for relaxing with a cuppa, summer bbq's and entertaining family and friends. Property features* Remote control garage with direct gated rear access to back of property. * Covered front portico with double entry doors.* Shoppers entry through garage.* Large open plan kitchen, family and meals area with split system air con and ducted air con.* Practical kitchen with gas cooktop, oven, double sink, ample bench space and pantry. * Master bedroom with large 4 door wardrobe, split air con, ensuite bathroom with wc.* 2 minor bedrooms with built in robes, 1 with split system air con. * Main bathroom offers a shower, vanity, and a bath. * Separate wc.* Tiled floors to living areas, laundry, bathrooms and carpets to bedrooms.* Large, enclosed courtyard with shade sail.* Security Alarm System. * Large storage area inside the garage.* Security screens to sliding doors and windows.* Laundry with overhead cupboard, linen cupboard with access to clothesline.* Gas bayonet in living area.* Gas continuous hot water system.* Some rooms have been digitally furnished for illustration purposes.Year Built - 2000Approx. block size - 282sqmApprox. house size - 115sqmCouncil Rates - \$1584.06Water Rates - \$1172.88Located close to amenities including shops, parks, schools and public transport makes this an ideal investment or owner occupier home. Approx. 12 km to Perth CBDApprox. 18 km to Perth AirportThis property is ideally suited to investors, first home buyers, FIFO and down sizers. Current rental prices in the area range from approx. \$550 per weekFor more information contact Yadi Gibson on 0407 910 499*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate as provided by the seller, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in the advertising.