

35B Vermont Street, Nollamara, WA 6061



Sold Villa

Wednesday, 18 October 2023

35B Vermont Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Mark Merenda
0407468202



Lee Merenda
0427779199

\$500,000

This Villa at 35B Vermont Street, Nollamara has the benefit of a Separate front Lounge Room which you will not find in too many Villas in Nollamara. Featuring Fresh Painting, New Carpets & New Rollerblinds throughout the property this Home will be sure to impress! Enjoy a contemporary and well-presented home perfectly positioned only 11km from the CBD & also only 11Km to Scarborough beach and surrounded by premium amenities that include shops, scenic parks and fantastic public transport. Spacious open plan living area with back courtyard areas simply perfect for year-round entertaining this villa provides the perfect credentials for a quality, low maintenance lifestyle. Features Include;-Open plan kitchen, dining and living areas (152m² of home includes garage on 209m² of land)-Kitchen featuring laminated benchtops, ample cupboard space including overhead cupboards, Stainless steel appliances including electric oven, four burner gas cook-top and rangehood-Spacious dining & living areas featuring reverse cycle air-conditioning, easy-care floor tiles & gas bayonette-Additional separate front lounge room-Master bedroom featuring built-in robe & ensuite bathroom featuring tiling, W/C & shower -2nd and 3rd bedrooms both featuring built-in robes & plush carpets -2nd bathroom with tiling, separate bath & shower-Light filled rear courtyard simply perfect for entertaining & more than ample room for a BBQ -Separate full-size laundry with ample storage -Separate W/C-Security alarm system-Double remote garage with storage-Gas instant hot water system-NBN Fibre to the Node (FTTN) available (connection charges may apply)-No Strata Fees - Building Insurance only \$1,024.80 per annum - Common Area Gardening \$41.25 every 2 months-Council Rates: \$1,591.32 p.a. (Local Council - City of Stirling)-Water Rates: \$1,154.16 p.a.Disclaimer: The information provided herein has been prepared with care however it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.