

**36C Narla Way, Nollamara, WA 6061**

THE AGENCY

**Sold House**

Monday, 9 October 2023

36C Narla Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 264 m2**

**Type: House**



Adam Naumovski  
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**\$450,000**

Adam Naumovski presents...36C Narla Way, Nollamara\*\*\*ANOTHER UNDER OFFER BY TEAM NAUMOVSKI\*\*\*Nestled in the heart of Nollamara, 36C Narla Way is a gem waiting to be discovered. Built in 2006, this modern abode boasts a prime location directly across from the serene Maroog Narla Reserve, offering a tranquil retreat for its residents. Whether you're a first-time homebuyer, a FIFO worker, or a savvy investor, this property promises to be a delightful addition to your real estate portfolio. Step inside to be greeted by an open-plan kitchen, family, and meals area, where culinary enthusiasts will revel in the stainless steel appliances and abundant bench and cupboard space. The kitchen seamlessly flows into the living area, where split system air-conditioning ensures year-round comfort. The minor bedrooms, each adorned with built-in robes, offer cozy sanctuaries for rest, while the generous master bedroom, complete with a full-length mirrored robe, promises space and comfort. The bathroom, featuring a separate shower and bath, ensuring relaxation and rejuvenation after a long day. With two separate toilets, the home caters to the needs of a modern family or shared living. One of the standout features of this home is its harmonious blend of indoor and outdoor living. The open-plan living area extends gracefully to the outdoor entertaining space, bathed in natural light and offering a view of the outdoors. With café blinds ensuring year-round enjoyment, this outdoor space truly becomes an extension of your indoor living area, perfect for hosting gatherings or simply unwinding with a book. The property's location is undeniably one of its strongest assets. Just a short stroll away, you'll find a bus stop, the local IGA for quick grocery runs, and the bustling Mirrabooka Square Shopping Centre. For those seeking a vibrant social scene, the Karrinyup Shopping Centre, brimming with shops, cafes, bars, restaurants, gyms, cinemas, and more, is just a short drive away. 36C Narla Way is a low-maintenance, easy-care home that stands as a testament to clever design and immaculate maintenance. Directly opposite beautiful parklands, this home is ready and waiting for a fortunate new owner to make cherished memories within its walls. Some fantastic features include:

- Prime location opposite Maroog Narla Reserve.
- Built in 2006 on a 264sqm land.
- Open-plan kitchen with stainless steel appliances.
- Split system air-conditioning for year-round comfort.
- Two minor bedrooms with built-in robes.
- Spacious master bedroom with full-length mirrored robe.
- Bathroom with separate shower and bath.
- Two separate toilets for added convenience.
- Seamless indoor-outdoor living with café blinds.
- Close proximity to shops, parks, schools, and transport.
- And much much more...

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

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