

37c Munja Way, Nollamara, WA 6061

Sold House

Wednesday, 6 September 2023



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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 200 m²

Type: House

Contact agent

Team Joe & Karen Welcome you to 37c Munja Way, Nollamara - This Double Storey homes offers SO much more living areas than the average Nollamara property. 3 GOOD sized bedrooms, 2 Bathrooms and 3 Toilets, 3 Living Areas, Lounge, Dining and Family Rooms. This modern property is perfect for investors, starter families, executive couples or downsizers or those who love to entertain, with ample space and modern features throughout. As you enter the property, you will be greeted by the Separate Sunken LOUNGE, so ideal to have a separate Living area. The Kitchen is larger than average with loads of bench top space as well as a dish washer, gas cooking, overhead cupboards, stainless steel appliances and ample storage. The Laundry is off the Kitchen with a linen cupboard, exit to the drying court yard and a 3rd Toilet. The Dining area is adjacent to the kitchen, making it easy to entertain guests while cooking up a storm. The Family overlooks the Private Rear Court Yard, Bi Fold doors lead to the covered Patio area and feature Bamboo fencing. A separate lockable Store Room. The Main bedroom is complete with an en-suite Bathroom, double vanity, walk-in robe and a stand alone sliding door robes. - The other two Bedrooms include built in robes - The main Bathroom is modern and stylish, with a separate bath and shower. The property also boasts a double Garage, providing ample space for two cars. The outdoor area is perfect for entertaining and low-maintenance gardens. Located in the heart of Nollamara, this property is close to all amenities including schools, shops and public transport. With a land area of 200sqm and a building area of 204sqm (Total) This property is perfect for those who want space without the hassle of maintaining a large block. Don't miss out on the opportunity to own this stunning property. Contact us today for more information or to arrange a viewing. Features:*

- Private Rear property is a small group of three - NO strata fees!*
- Located in the South side of Nollamara, stroll to bus route, close to local IGA shops and close to local parks.*
- Circa 15-20 min to the Ocean, Airport or CBD*
- Attractive Modern exposed brick and glass tile frontage.*
- Established Garden Beds

DOWNSTAIRS (3 Living Areas!)- Front Porch- Front security Door- Big Sunken separate LOUNGE upon entry- Separate FAMILY and DINING AREA - Under Stairs storage- High Ceilings, Ornate Cornices, anti-smash film on downstairs windows- Large KITCHEN offers ample counter space, pantry, dish washer, range hood, laundry with drying court yard- Cedar Bi-Fold doors to Court Yard area- Picturesque Private Covered rear court yard area with attractive bamboo fencing- Separate Store room- Laundry with 3rd Toilet, linen press- Double auto Garage UPSTAIRS- Study Nook Area- 3 Good sized Bedrooms- Main BEDROOM enjoys an en-suite Bathroom with double vanity, shower, toilet, Walk in Robes and sliding robes- Double Linen cupboard- Alarm System and Ducted Reverse Cycle (2 Zones) Air Conditioner- Bedrooms TWO and THREE offer double door built in robes- SECOND Bathroom with Bath Tub and Shower and separate Toilet• Currently tenanted at \$500 per week until 19/July/2023

Approx stats- Built circa: 2008- Council Rates: \$1672- Water Rates: \$1256

Approx. size as per plan

Areas	Ground Floor:	81.44m ²
Upper Floor:	79.44m ²	Garage: 36.38m ²
Porch:	1.73m ²	Store: 5.35m ²
TOTAL floor area :	204.35m ²	
Living Area:	161m ²	
Block Size:	200sqm survey-strata block	

For more information please contact Joe on 0438-270-866 or joe@propselect.com.au

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, this information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. Interested parties and prospective buyers are encouraged to verify all details with the Agent prior to entering into a written contract, perform their own independent enquiries and rely only on the warranties/declarations included in the sales contract.