

**3A Lewes Road, Nollamara, WA 6061**

THE AGENCY

**Sold House**

Tuesday, 30 April 2024

3A Lewes Road, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Naumovski  
0424364326

**\$680,000**

Adam Naumovski presents...3a Lewes Road, Nollamara End date sale - All offers presented 02/04/24 - Unless sold prior.

**\*\*\*HOME OPENS CANCELLED! ANOTHER UNDER OFFER BY TEAM NAUMOVSKI\*\*\*** Welcome to your dream home at 3A Lewes Road, Nollamara! This high-spec, impeccably maintained villa, built in 2016, offers an unparalleled standard of living with its modern features and top-notch finishes. It's not just a home; it's a lifestyle choice for those seeking the perfect blend of luxury, comfort, and convenience. As you step inside, you are greeted by a spacious open-plan living area seamlessly connecting to the undercover outdoor entertaining area, perfect for hosting friends and family. The unique design provides you with two separate living spaces, a rarity in villas within the area. High ceilings throughout, along with an abundance of windows, fill the house with natural light, creating a bright and airy ambiance that's sure to lift your spirits. The heart of the home, the kitchen, is a chef's dream. Equipped with stone benchtops, stainless steel appliances, and plenty of bench and cupboard space, it offers the perfect setting for culinary exploration. Whether it's a simple family dinner or a festive feast, preparing meals will be a delight in this well-designed space. The villa boasts three great-sized bedrooms, all with built-in robes, providing ample storage space. The main bathroom is well-appointed with a separate bath and shower. Evaporative air conditioning throughout ensures your comfort in all seasons. Stepping outside, the low-maintenance, easy-care undercover entertaining area extends your living space and provides a perfect setting for alfresco dining or simply enjoying a quiet evening under the stars. The location is unbeatable with shops, parks, and schools within close proximity. A short stroll will take you to the nearest bus stop just 100m away, while Robertsbridge Reserve is merely 750m away for leisurely walks. For quick grocery runs, the local IGA is conveniently located 1.3km away. The bustling hub of Mirrabooka Square and Karrinyup Shopping Centre, with their array of shops, cafes, bars, restaurants, and entertainment options, are just a short drive away. Whether you are a first-time home buyer, a small family, a savvy investor, or a FIFO worker, this beautiful villa at 3A Lewes Road, Nollamara is a fantastic opportunity not to be missed. It's not just a home; it's your ticket to a high-quality lifestyle in an ultra-convenient location. Some fantastic features include:

- High-spec, immaculately maintained villa
- Built in 2016 with a modern design
- Two separate living areas
- Separate theatre room has the potential to become a 4th bedroom.
- Open-plan kitchen with stone benchtops and stainless steel appliances
- Evaporative air conditioning throughout
- Three bedrooms with built-in robes
- Main bathroom with separate bath and shower
- Undercover outdoor entertaining area
- Low maintenance lifestyle
- Ultra-convenient location, close to shops, parks, schools, and transport
- Walking distance to Robertsbridge Reserve and local IGA
- Short drive to Mirrabooka Square and Karrinyup Shopping Centre

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

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