

# 3C Braewood Court, Nollamara, WA 6061



## Sold Unit

Saturday, 2 September 2023

3C Braewood Court, Nollamara, WA 6061

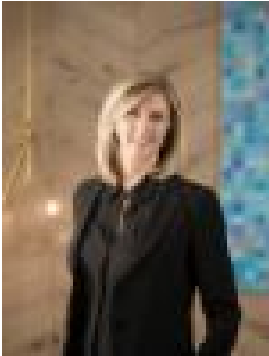
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Unit**



Suzanne Brown  
0893149888

**\$440,000**

Welcome to 3C Braewood Court, Nollamara! This stunning unit, built in 2004, offers a comfortable and convenient lifestyle in a sought-after location and presents an excellent opportunity for first-time buyers, downsizers, or investors. Featuring three spacious bedrooms and two modern bathrooms, this unit is perfect for a growing family or those who appreciate extra space. The master bedroom boasts an ensuite, providing a private sanctuary for relaxation. The remaining bedrooms are well-appointed and share a stylish family bathroom. The open-plan living and dining area is the heart of this home, offering a versatile space to entertain guests or simply unwind after a long day. The contemporary kitchen is equipped with quality appliances, ample storage, and a breakfast bar, making meal preparation a breeze. Located in the highly sought-after suburb of Nollamara, this property is surrounded by an array of amenities. Enjoy easy access to local schools, parks, shopping centers, and public transport options, ensuring a convenient lifestyle for all residents. For investors: This unit is currently rented until the 6th May, 2024 at a weekly rental of \$490.00 per week increasing to \$510.00 per week in November, representing a great yield. FEATURES INCLUDE: • 3 Bedrooms • 2 Bathroom • Open plan living and dining • Gas cooktop • Main bathroom with bath • Split system air-conditioning • Double Garage • Secure low maintenance gardens LOCATION INFORMATION: • 750 m to West Coast Steiner School • 850 m to Balcatta Primary School • 850 m to Nollamara Primary School • 900 m to Balcatta Village Centre • 950 m to Nollamara Shopping Centre • 1.1 km to Des Penman Reserve RATES: Council rates: \$ 1,512.00 per annum (approx.) Water rates: \$1,129.98 per annum (approx.) Strata rates: Not applicable - insurance and water usage shared by all Owners at cost. Don't miss out on this amazing opportunity to own a light-filled villa in a sought-after location. To view this gorgeous property please call Suzanne Brown on 0417 916 220. We have, in preparing this advertisement, used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.