

3C Rye Place, Nollamara, WA 6061

THE AGENCY

Sold House

Tuesday, 30 January 2024

3C Rye Place, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Adam Naumovski
0424364326

\$650,000

Adam Naumovski presents...3C Rye Place, Nollamara End date sale - All offers presented 12/02/24 - Unless sold prior.

***HOME OPENS THIS WEEK**Saturday 10th February 10:40 - 11:10am Sunday 11th February 10:40 -

11:10am Welcome to 3C Rye Place, Nollamara, a beautifully presented, double-storey townhouse that seamlessly blends style and functionality. This immaculately maintained residence is an irresistible blend of indoor and outdoor living, offering the perfect haven for first-time home buyers, small families, savvy investors, astute buyers, and FIFO workers alike. Upon entry, you are greeted by a spacious open-plan kitchen and family meals area, complete with beautiful, engineered timber flooring. The kitchen is a chef's delight, boasting stainless steel appliances and an abundance of bench and cupboard space, creating a perfect setting for culinary adventures. The downstairs also houses one bedroom and a bathroom, making it a fully self-sustainable home on its own floor. The ground floor living area opens out and connects to the beautiful outdoor entertaining area. Low maintenance and easy care, it features a beautiful deck, evergreen astro turf lawns, and a captivating feature wall. This is the perfect spot to extend your entertaining to the outdoors, or simply enjoy a morning coffee with loved ones. A feature tile wall and wooden staircase lead up to the second floor, which houses two spacious bedrooms and a separate living area that opens onto a balcony. The sweeping suburban views from here are a sight to behold. The house is also equipped with NBN FTTH internet and a 4.4kW solar panel system. Located just 140m from the nearest bus stop, this home is directly across the road from the Rye Place Reserve. Everyday conveniences such as the local IGA, Nollamara Primary School, Mirrabooka Square Shopping Centre, and the amenity-filled Karrinyup Shopping Centre are all just a short drive away. With its prime location, cleverly designed floor plan, and low maintenance lifestyle, this home offers an exceptional opportunity to live in one of Nollamara's most sought-after locations. Don't miss out on this gem! Some fantastic features include: - 3 bedrooms, 2 bathrooms, and a 2-car garage with space for a 3rd car - Immaculately maintained double-storey townhouse - Open-plan kitchen with stainless steel appliances - Two separate living spaces - Outdoor entertaining area with beautiful deck and astro turf lawns - High-speed internet with NBN fibre-to-the-house (FTTH) internet - 4.4kW solar panels - 3 split system air-conditioning units - Premium carpets and engineered timber flooring - Low maintenance gardens with automatic reticulation - Close proximity to shops, parks, schools and public transport - Directly across from Rye Place Reserve - Close to Nollamara Primary School and Mirrabooka Square Shopping Centre - and much much more.... **DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS** Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.