

**3C Welburn Street, Nollamara, WA 6061**



**Sold Villa**

Thursday, 9 November 2023

3C Welburn Street, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 110 m2**

**Type: Villa**



Chandra S

**\$444,000**

Best spot in Nollamara on the Yokine border. A much sought after and on the market for the first time 3C Welburn Street is an extremely well maintained and looked after by a meticulous owner, a property not to be missed. The rear villa is in a quiet location, easy care, secure and is one of 3 in the development. It offers a separate living area, a spacious family and dining area, 3 spacious bedrooms, a fully renovated bathroom and a second WC and a lock up storage facility. Step out of the living room into a practical enclosed outdoor alfresco area. This well-presented villa close to the Yokine border has all the amenities a short distance away. Close to shops, Schools & public transport. A great opportunity for a first home buyer, downsizer or an investor looking to add to their portfolio. Options available to purchase fully furnished. Features:- Remote electric garage and space for 2 outdoor car bays.- Fully fenced secure and enclosed yard- Shoppers entry- Roller Shutters- Reverse Cycle A/C to living areas. - Ducted evaporative to all rooms.- Outdoor undercover Alfresco with bricked up flower beds- Gas stovetop & Oven - Built in Robes - Fully renovated bathroom with bath and shower- Laundry - Linen- 2nd toilet - Gas hot water system - Council rates: \$1498- Water rates: \$950 Call Chandra on 0410027563 for viewing and discuss further, this quality villa will not last long, call for a private viewing before public home opens.