

**40B Quadea Road, Nollamara, WA 6061**



**Sold Villa**

Wednesday, 13 September 2023

40B Quadea Road, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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**\$480,000**

What we love is the tranquil rear position of this fantastic single-level villa that doubles as the perfect first home, down-sizing option or an astute investment property, nestled in a wonderful location that is close to everything you could ever want or need. Open-plan living meets low-maintenance outdoor entertaining here, as well as a desirable “lock-up-and-leave” lifestyle where the likes of bus stops, the sprawling Des Penman Reserve and outstanding community sporting facilities are only footsteps away from your front door. Excellent schools and shopping at Northlands Plaza, the local Nollamara village precinct, The Square at Mirrabooka and even the new Roselea complex in neighbouring Balcatta are also very much within arm’s reach. Even our vibrant Perth CBD is approximately 15 minutes away in its own right, whilst our pristine Western Australian coastline is also nearby – only a major artery or two away, as well. Talk about easy to enjoy.

What to know

Features of this value villa include, but are not limited to;

- 3 bedrooms
- 2 bathrooms
- Tiled open-plan living, dining and kitchen area
- Tiled kitchen splashbacks
- Over-head and under-bench kitchen cupboard storage
- Stainless-steel range-hood, gas-cooktop and oven appliances
- Dishwasher recess
- Double kitchen sinks
- Storage pantry
- Outdoor alfresco-entertaining courtyard, off the living space
- Carpeted bedrooms, including a master suite with a walk-in wardrobe
- Private master-ensuite bathroom – complete with a toilet, corner shower and a vanity
- 2nd/3rd bedrooms with full-height built-in robes of their own
- Separate bath and shower in the main bathroom
- Separate laundry with built-in storage
- Separate 2nd toilet
- Rear clothesline/drying area, within the alfresco courtyard
- Ducted air-conditioning
- Security-door entrance
- Instantaneous gas hot-water system
- Double lock-up garage with storage space & internal shopper’s entry

Tenancy currently in place until 21/12/2023 @ \$510 per week. NO STRATA FEES

Nest or invest, but don’t delay your decision. This one is destined to be snapped up very quickly indeed!

Who to talk to

To find out more about this property, you can contact agents Ryan Smith on 0423 490 856 or Ellissa Dohnt on 0413 622 038, or by email at [rdsmith@realmark.com.au](mailto:rdsmith@realmark.com.au) or [edohnt@realmark.com.au](mailto:edohnt@realmark.com.au).