

**45C Chichester Way, Nollamara, WA 6061**

**Sold Villa**

Thursday, 9 November 2023

45C Chichester Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: Villa**



Eon Dyson

0432923820

**\$450,000**

Privately positioned to the rear in a group of just three residences that already occupies a tranquil looped location, this contemporary 3 bedroom 2 bathroom villa makes for a perfect first home, down-sizing option or an astute investment property that happens to be conveniently situated close to all of your everyday amenities, too. Welcoming you inside is an open-plan living, dining and kitchen area that makes an instant first impression and boasts its own split-system air-conditioning unit, a gas bayonet for heating, double sinks, a storage pantry, modern stainless-steel range-hood, gas-cooktop and oven appliances and a matching dishwasher for good measure. The spacious master-bedroom suite is the obvious pick of the sleeping quarters with its built-in wardrobes and intimate ensuite bathroom - double-sized shower, toilet, vanity and all. The two spare bedrooms both have built-in robes also and are serviced by a stylish main bathroom with a vanity, toilet and bathtub with a showerhead up above. Outdoors and off the living space lies a lovely paved entertaining courtyard, also ideal for sitting and quiet contemplation. Walk to a plethora of lush local parklands from here, with bus stops, the Dianella Primary and Secondary Colleges, St Gerard's Catholic Primary School and fantastic community sporting facilities only footsteps away in their own right. Other 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, with our vibrant Perth CBD approximately 15 minutes away by car - and our pristine Western Australian coastline only a major artery or two from your front door. This one truly is in the perfect spot to call home! Other features include, but are not limited to; • Tiled living space • Carpeted bedrooms • Separate laundry with under-bench storage and external access for drying • Linen press, next to the laundry • Foxtel connectivity • Gas hot-water system • Low-maintenance gardens • Large external storeroom • Single lock-up garage • Extra parking space, in front of the garage • NO STRATA COSTS Please note that images used are from a previous campaign, and though they are a fair representation of the property, there may be some difference. Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.