

**61 Sylvia Street, Nollamara, WA 6061**

THE AGENCY

**Sold House**

Tuesday, 17 October 2023

61 Sylvia Street, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 316 m2**

**Type: House**



Adam Naumovski  
0424364326

**\$530,000**

Adam Naumovski presents...61 Sylvia Street, Nollamara\*\*\*ANOTHER UNDER OFFER BY TEAM NAUMOVSKI\*\*\*Dive into a world where urban convenience meets suburban charm! Situated in the heart of Nollamara at 61 Sylvia Street, this inviting abode offers a refreshing blend of style, space, and supreme location. Step into a world of comfort from the moment you enter. The spacious open plan kitchen and dining area boasts a functional layout, ensuring that every culinary endeavor is accompanied by delightful conversation. The kitchen itself, dressed in ample bench and cupboard space, proudly overlooks both the dining area and the alluring outdoor entertaining space. It's a chef's dream and an entertainer's delight. Plus, with ducted air-conditioning gracing every nook and cranny, you're assured comfort in every season. The bedrooms exude a sense of relaxation and retreat. Minor in name only, the secondary bedrooms each come equipped with built-in robes, ready for every storage need. The master, a true sanctuary, features mirrored robes and a convenient access to the semi-ensuite. This semi-ensuite bathroom, spacious in its design, offers both a bath and a separate shower, ensuring every family member's preferences are catered to. A separate lounge at the front embodies elegance and warmth, with its beautiful floors and high recessed ceilings, setting the tone for many cozy evenings. But it's the fluidity of the open-plan design that truly stands out, seamlessly connecting indoors with the outdoor entertaining space. As natural light pours in, you'll find the boundaries between inside and outside blur, making every gathering an experience. Outside, you're greeted with more than just a yard. This is a sanctuary. Larger than most villas, the expansive 316sqm of land offers a promise of freedom and versatility. Whether hosting under the pitched pergola or seeking solace in your private garden, there's room for every whim. Your furry friends haven't been forgotten either; the wraparound yard is their playground. Convenience? It's right at your doorstep. Be it a brisk morning walk at Marion Stainton Park, a quick grocery run to the local IGA, or a day of shopping and entertainment at Karrinyup Shopping Centre, everything's within arm's reach. With transport links just a short stroll away, and Nollamara Primary School almost around the corner, every amenity is at your fingertips. This isn't just a home; it's a lifestyle, an experience waiting to be had. Cleverly designed and meticulously maintained, 61 Sylvia Street is more than just bricks and mortar—it's the dream you've been waiting for. So, to all astute buyers, savvy investors, growing families, and anyone in between: your search ends here. Welcome home!

- Central Nollamara location at 61 Sylvia Street.
- Spacious open plan kitchen and dining with ample bench space.
- Ducted air-conditioning throughout the home.
- Three sizable bedrooms with built-in or mirrored robes.
- Elegant separate lounge with polished floors and high ceilings.
- Seamless indoor to outdoor flow, ideal for entertaining.
- Expansive 316sqm land with wraparound yard.
- Undercover entertaining area with pitched pergola.
- Close proximity to parks, shops, schools, and transport.
- Short drive to Karrinyup Shopping Centre's amenities.
- Perfect for families, investors, and first-time buyers.
- Hidden clothesline and separate storage room.
- Low maintenance, easy care home design.
- Larger than average villa offering extra outdoor space.
- Ready for immediate move-in, waiting for its new owner.

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