

6B Berrigan Street, Nollamara, WA 6061

Sold Villa

Monday, 20 November 2023



6B Berrigan Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Villa



Samuel Hedges
0894014887

\$515,000

Secure Your Future Here! The perfect first home awaits you in the form of this stylish 3 bedroom 2 bathroom villa that also doubles as an astute investment property, due to being currently tenanted at a generous \$500/per week until early 2024. The tenant is AMAZING and would love to stay on but has indicated they'd move out if required. A tranquil off-street position down the driveway adds extra privacy to the low-maintenance lock-up-and-leave lifestyle that you are destined to enjoy. Inside, a tiled open-plan living, dining and kitchen area welcomes you with its split-system air-conditioning, sleek bench tops, double sinks, ample power points and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. The living space seamlessly extends outdoors to a fantastic alfresco courtyard at the rear that is paved for easy-care entertaining. All three bedrooms have built-in wardrobes, including the larger master suite where a shower, toilet and vanity make up its intimate ensuite bathroom. Just footsteps away from this super-convenient location lie lush local parklands, bus stops, Our Lady of Lourdes School, the Nollamara Shopping Centre and even Nollamara Primary School. More shopping at both The Square in Mirrabooka and Primewest Northlands Plaza are also nearby, as are community sporting facilities, other outstanding schools and major arterial roads for easy access to the coast, the city and even Perth Airport and our picturesque Swan Valley. This one will quite simply tick all of your boxes, no matter what your circumstances! Other features include, but are not limited to;

- No Strata Fees.
- Separate main bathroom with a shower and powder vanity
- Separate laundry with a linen cupboard and external access for drying
- Separate 2nd toilet
- Granite bench tops and polished porcelain floor tiles
- Down lights & Skirting boards
- Double lock-up garage with storage space and internal shopper's entry
- 130sqm (approx.) of total indoor and outdoor living area
- High frequency bus routes and sporting facilities near by
- Tenanted until 12/01/2024 paying \$500.00 per week.
- Approx water rates \$1,200 P/a
- Approx council rates \$1,600 P/a

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.