

7A Berrigan Street, Nollamara, WA 6061



Sold Villa

Thursday, 9 November 2023

7A Berrigan Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 124 m2

Type: Villa



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\$545,000

Welcome to your dream villa. A stand-out street front villa offering a perfect combination of comfort, convenience and affordability with an additional huge bonus – no strata fees! You will find this gem in a well maintained, small complex of only 3 villas near the Yokine/Nollamara border. This spacious villa gives you 3 bedrooms, 1 bathroom plus a powder room and an abundance of well-integrated indoor/outdoor living space. Nestled in a sought-after Nollamara location, this inviting villa offers a well-designed layout with seamless flow between the spacious living areas, making it easy to relax and unwind, with the tiled flooring perfect to keep you cool. Speaking of keeping cool, the ducted evaporative air conditioning will ensure the summer heat is kept at bay. The kitchen flows perfectly with your living, dining and courtyard areas and is equipped with modern appliances, including a dishwasher, gas cooktop, an abundance of storage and an expansive bench area to cook up a storm. The tucked away laundry has direct access to the courtyard and provides additional storage to this already well thought out villa. A warm and welcoming ambiance is evident throughout the villa from the abundance of natural light. The bedroom wing offers 3 queen sized rooms, all with robes, a spacious, semi ensuite bathroom with a separate bath tub and a second wc. Enjoy your outdoor space in your private, low maintenance courtyard area, perfect for enjoying a quiet morning coffee or hosting intimate gatherings. You'll also have a manicured front yard with lock up garage/additional studio/work from home office that can open up to the courtyard area, along with ample parking space at the front of the home. Enjoy the freedom of no strata fees, allowing you to save on monthly expenses. The absence of common walls ensures you can enjoy peace and quiet, as well as a sense of privacy, making this villa feel like a standalone home. The security system makes this the perfect lock and leave if you like to travel or work away. This villa, with its great layout and sense of privacy is perfect for those seeking a tranquil and secluded place to call their new home.

WHY YOU SHOULD PUT THIS ON YOUR MUST SEE LIST:

- + Spacious well integrated living, dining and kitchen areas
- + All 3 queen sized bedrooms with robes
- + Private, secluded courtyard area
- + Lockup garage, plus additional car bays right at your front door
- + Gas cooking
- + Dishwasher
- + Large bathroom with a bath tub and separate shower area
- + Separate laundry with access to the courtyard
- + 2 wcs
- + Ducted evaporative air conditioning
- + Security system
- + Solar panels
- + New carpets
- + Freshly painted
- + Located in a whisper quiet location in a small group of 3 villas
- + NO Strata Fees
- + Pet friendly

LOCATION A quiet and peaceful neighbourhood, the location is just so convenient. With Myindee Sussex Reserve at your doorstep and within walking distance to the Nollamara IGA and Des Penman Reserve, your easy food shop and exercise locations are all sorted. Bus stops within a few hundred metres mean you have easy transport to all amenities. For both lifestyle and convenience this location has a lot to offer.

ESTIMATED RENTAL RETURN \$550 - \$600 pw (potential net ROI approx. 6%)

TITLE PARTICULARS: Year Built: 2008 Lot Size: 215 sqm (building 124 sqm + outside 91 sqm) City of Stirling Council Rates: \$1,576.81 p/a approximately Water Service: \$1,229.33 p/a approximately Strata Levies: NIL

Ensure that you add this villa to your inspection list or contact Angie Taylor of Edison Property 0417 946 056 or angie@edisonproperty.com.au for further information.