

**8/22 Myimbar Way, Nollamara, WA 6061**

**CHASE**

**Sold Apartment**

Tuesday, 15 August 2023

8/22 Myimbar Way, Nollamara, WA 6061

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**

**\$360,000**

Set on the Yokine / Nollamara border on a quiet residential street and just a stone's throw from Nollamara Primary School oval, this bright two-bedroom, one bathroom, one vehicle bay apartment will appeal to an array of buyers - whether you are a first home buyer, FIFO worker, or astute investor. Built in 2015, this modern home is in a well-maintained complex of only eight apartments and offers a great lock and leave flexibility, with a great walk score to local shopping and lovely public open space. You are also less than 8km from Perth CBD, making the commute to work, or for a night out a breeze.

**THE DETAIL** Located on the first floor with your own undercover car space well positioned directly below. This generously sized home with a large 17m<sup>2</sup> balcony will definitely impress. Step through your front door, into the bright and spacious kitchen - equipped with a 4-burner gas cooktop, stone benchtops, generous storage and a handy freestanding island breakfast bar. The open plan living space flows seamlessly onto the outdoor entertaining terrace with views towards the west, making it an ideal space to unwind and watch a Perth sunset. Down the hall you will find two generously sized bedrooms, both with mirrored built in robes for all your storage needs and master bedroom offering split system for all year-round comfort. The sparkling central bathroom offers a framed glass shower, toilet and vanity storage all in a modern and stylish colour palette. Other features include: - Split system heating & cooling - Venetian blinds throughout - Balcony features café blinds to temper the western sun on hot afternoons. - Storeroom conveniently located at your front door. - Tenant in place until mid-September 2023 paying \$375 per week.

**THE LOCAL** Nollamara Primary School - Less than 200m Morley Drive (Bus stop) - 200m Nollamara IGA - 500m Roselea Stirling SC - 1.8km Stirling 'park n ride' Train Station - 3.5km Scarborough Beach - 8km Perth Airport - 12km

**THE NUMBERS** Council Rates: Approx. \$388 per quarter Water Rates: Approx. \$175 per quarter Strata Fees: \$584.20 per quarter, Reserve \$31.75 per quarter

**THE DEAL** This little stunner will appeal to local and interstate investors and (first) home buyers alike, so we anticipate demand to be strong. Contact Stacey today on 0419 71 3330 or [stacey@chaseresidential.com.au](mailto:stacey@chaseresidential.com.au) to have all your questions answered and to register your attendance at our upcoming home open.

**THE DISCLAIMER** This information is provided for general information purposes only and is based on information provided by the Seller or Strata Company or past Sales information and may be subject to change. All distances quoted are approximate only. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.