

**80C Milford Way, Nollamara, WA, 6061**

**Sold Unit**

Thursday, 8 June 2023



80C Milford Way, Nollamara, WA, 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## Picture Perfect Park Views

Interactive 3D Property Walkthrough -

<https://asset-reports.captur3d.io/view/peard/80c-milford-way-nollamara-wa-6061-australia>

This rear villa was built for the discerning buyers who demand craftsmanship and quality and refuse to compromise. This boutique group of 3 was designed by highly sought-after Mark Anthony and built by renowned Allure Builders. This is an architecturally beautiful home.

This executive unit is located in a peaceful and quiet pocket of Nollamara.

The units are conveniently located opposite the gorgeous Nanson Reserve, a great family friendly park with lots to do and only a few minutes' drive from shopping centers including Nollamara, Yokine and Morley. There are also a multitude of great primary and secondary schools in the area.

Previously rented at \$470 per week

**THERE ARE NO STRATA FEES!**

Perfect for the owner-occupier or for the astute investor.

### ACCOMMODATION:

Open plan living comprising of gourmet kitchen with stone bench top and breakfast bar; white gloss carpentry with soft closing fixtures; glass splash back; 900mm stainless steel appliances - gas hotplates, electric oven; dishwasher; pantry; plumbed fridge/freezer recess

Living area and dining has feature coffered ceiling and leads out to alfresco

Master bedroom with mirrored built-in-robos and ensuite featuring his/her stone vanity, shower and WC

Bedrooms 2 & 3 both have built-in-robos and double mirrored robe to Bed 2

Main bathroom features stone vanity, extra-large shower and wc

Laundry features stone bench top and built-in-cupboards including laundry hamper drawer and separate drying area.

### ADDITIONAL FEATURES:

Stunning cedar lined alfresco & portico

Porcelain tiles and quality carpet

Bosch gas instant hot water system

Double remote garage with shoppers entry - extended height for 4WD's

Ducted reverse-cycle air conditioning

32 coarse ceilings

Auto mains retic

Alarm system

Fridge already has installed plumbed in water system

Be fast, this drop-dead gorgeous villa will be sold!

Building Insurance: \$967.56 pa

Council Rates: \$1465.67 pa

Water Rates: approx. \$1169.28 pa

Zoning: R40

DAVID LYNCH - 0409 955 554

GIOVANNI DA SILVA - 0452 332 002

Disclaimer:

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