

**9C Piedmont Court, Nollamara, WA 6061**



**Sold Townhouse**

Sunday, 24 September 2023

9C Piedmont Court, Nollamara, WA 6061

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 319 m<sup>2</sup>

Type: Townhouse

**\$565,000**

What we love...As our wonderful Perth City spreads its wings and our urban sprawl continues, its properties like these that really start to stand out. Nestled away in a private cul de sac, but yet so close to all local amenities and transport access to whatever you want really!With 3 bedrooms, 2 bathrooms and a study/theatre or perhaps a 4th bedroom, this double storey townhouse is just the right fit.Maybe you are a working couple who want access to our buzzing restaurant and wine bar lifestyle but dont want to live " right in it", maybe you are an investor who can see what growth there is yet to come in these urban fringe suburbs, or, perhaps you are downsizing off something larger and looking for that perfect "lock up and leave" lifestyle.What to know...FEATURESBuilt in 2004Approx 319sqm blockNestled at the back of 2 other properties for privacy and securityGrand in its facadeLarge double garageLaundry downstairs with separate toiletStudy/Theatre or perhaps a 4th bedroom – you choose.well-appointed open plan livingCentrally located kitchen with lots of storage and gas hob and electric ovenOpen plan living and dining that spills onto a low maintenance alfrescoSplit system air conditioning through the propertyCeiling fansCarpeted bedrooms and stair wellFully tiled through major traffic areas downstairsDISTANCES AND LOCAL AMENITIESA pleasant walk to the Nollamara VillageMinutes to Nollamara Primary School and West Coast Steiner SchoolMinutes to the Nollamara Sports ClubSurrounded by green zones such as Des Penman ReserveCentrally positioned to all major transport routes, namely Wanneroo Road and Morley DriveShort Drive to Mount Hawthorn and North Perth Village centres for restaurants and cafésQuick access to Reid Highway via Wanneroo Road20 Minutes to our gorgeous coast lineSurrounded by public transport routes in and our of Perth City for commutersShort drive to Herdsman Lake and Lake Monger for daily walksRATES:Council Rates: Approx \$1,700, per annumWater Rates: Approx \$ 1,000 per annumWho to talk to...Do get in touch with Natalie Arnold – 0423945159 for a viewing or private inspection. Always happy to help where I can