

9C Sussex Street, Nollamara, WA 6061

THE AGENCY

Sold House

Tuesday, 30 January 2024

9C Sussex Street, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Adam Naumovski

0424364326

\$570,000

Adam Naumovski presents...9C Sussex Street, NollamaraEnd date sale - All offers presented 12/02/24 - Unless sold prior.
*****HOME OPENS THIS WEEK****Saturday 3rd February 1:25 - 1:55pmSunday 4th February 1:25 - 1:55pmWelcome to 9C Sussex Street, Nollamara! A gem nestled right next door to the lush Myindee Sussex Reserve. This well-positioned 3-bedroom, 1-bathroom home with a single car garage is perfect for the astute buyer, savvy investor, or small family. The property is ideally situated, putting you within a stone's throw from everyday amenities. Imagine the convenience of fetching your groceries from the local IGA, just 500m away, or dropping your children off at Nollamara Primary School, only 650m from your doorstep. And when you're ready for a day out, the vibrant Karrinyup Shopping Centre, a hub of shops, cafes, bars, restaurants, and entertainment options is just a short drive away. Step inside to discover a spacious, open plan living area that flows seamlessly into the family kitchen. This space is kept comfortable year-round by a robust 7kW Mitsubishi AC split system. The kitchen is well equipped with a Bosch dishwasher and a recently-installed Westinghouse electric oven and gas hobs, making meal preparation a breeze. The living area is defined by its high ceilings, creating an airy, light-filled space that invites relaxation and family bonding. The home enjoys two upstairs bedrooms featuring newly installed Daikin AC split systems and near-new ceiling fans. Each room has tv and phone points for your convenience. The view over the adjacent park from the upstairs bedroom creates a serene atmosphere, ideal for unwinding after a long day. The third bedroom is located downstairs, boasting a mirrored walk-in robe and additional under stairs storage. Outside, you'll find a paved entertaining area under a verandah in the courtyard. The garden beds are home to well-established waterwise native plants, succulents, and trees, frequently visited by native birdlife. The front of the property also features established waterwise plants, including natives, shrubs and small trees, enhancing the home's curb appeal. The property also includes a remote-controlled roller door single garage with additional storage space and driveway parking for 1-2 vehicles. Plus, there's a separate utility room with basin and sliding door access to the outside area. In short, this spacious home with a cleverly designed floorplan, huge double storey ceilings, and fantastic park side location is move-in-ready. It's the perfect place to create lasting memories. Whoever said you can't have it all hasn't seen 9C Sussex Street, Nollamara!Some fantastic features include:

- Located next to Myindee Sussex Reserve
- Close to local IGA, Nollamara Primary School, and Karrinyup Shopping Centre
- Spacious open plan living area with high ceilings
- Well-equipped kitchen with Bosch dishwasher and new Westinghouse electric oven
- Three bedrooms, two with newly installed AC units and ceiling fans
- Bathroom with shower/bath and additional separate WC
- Separate utility room with basin and outdoor access
- Outdoor paved entertaining area under a verandah
- Established waterwise native plants in garden beds
- Single garage with remote-controlled roller door and additional storage
- Additional driveway parking for 1-2 vehicles
- Move-in-ready
- and much much more...

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