

11B Kimbara Place, Nollamara, WA, 6061

House For Sale

Wednesday, 14 August 2024



11B Kimbara Place, Nollamara, WA, 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Josephine Salter

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UNDER OFFER!

Contemporary Living Opposite Parklands

Welcome to an exceptional opportunity to own an immaculately presented double-storey townhouse in one of the most sought-after locations. Opposite the lush Tony Marcon Parklands and playgrounds, this home offers the perfect blend of modern comfort and family-friendly living. Freshly painted throughout, the home radiates warmth and elegance, enhanced by abundant natural light that filters through every room. The newly installed ducted reverse cycle air conditioning system, with smart integration, allows you to control the climate of your home from your phone, ensuring comfort all year round.

Upon entering, you're greeted by a spacious and inviting downstairs area. The double garage offers secure parking with the added convenience of drive-through access, allowing you to bring in an extra vehicle or trailer. Practicality meets style with the under-stair storage and a well-placed powder room. The open-plan living, dining, and kitchen area is the heart of the home, perfect for both everyday living and entertaining. The kitchen is equipped with modern appliances including a gas cooktop, rangehood, oven, and dishwasher, along with ample storage space with overhead cupboards, a pantry, and a fridge recess. The dining area seamlessly extends to a paved courtyard with an alfresco area, ideal for outdoor dining and relaxation. The laundry room, featuring overhead cupboards, provides additional storage and outdoor access. The outdoor space truly shines with a stunning entertaining patio, complete with high ceilings and paving that wraps around the property, leading to a secure lock-up storeroom.

Upstairs, the home continues to impress with new hybrid flooring that adds a contemporary touch. The large master bedroom is a serene retreat, offering views over the parklands, a walk-in wardrobe, and an ensuite bathroom with a vanity, shower, and toilet. The main bathroom is equally well-appointed with a shower, bath, vanity, and toilet, serving the additional two double-sized bedrooms, each equipped with built-in robes.

Situated just 500m from Westminster Primary School and 3km from Balcatta Senior High School, this property is ideally located for families. Nestled in a small complex of four townhouses, there are no strata fees.

This is a fantastic opportunity to secure a beautiful family home in a prime location. Properties of this calibre are rare and sell quickly, so don't miss out. Join us for the grand opening this Saturday and Sunday, and experience the charm and quality of this home firsthand. For more information, contact Josephine from Semple Property Group today on 0418 946 286 or josephine@semplepg.com.au.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract