

**44 Constance Street, Nollamara, WA, 6061**



**House For Sale**

Friday, 30 August 2024

44 Constance Street, Nollamara, WA, 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tina Ho

## Picture Perfect - Location | Comfort | Home Sweet Home!

Welcome to 44 Constance St Nollamara. Nestled just moments from lush parklands, great schools and renowned amenities is this cosy, low maintenance 3-bedroom 1-bathroom home.

Open the gate and you will be greeted by your own private paved courtyard surrounded by easy care garden, perfect for winding down after work or a weekend bbq. Enter the home to be welcomed by an expansive open plan living area with a separate dining area and a modern, functional chef's kitchen, which features a double sink and wraparound breakfast bar. From the living area, you can access the courtyard through a sliding door. You will be delighted by the generous built-in robe in the primary bedroom, which has ample storage and a semi ensuite including shower bath vanity, and the built-in robes in the other two bedrooms.

For your peace of mind and comfort, the house has roller shutters on all windows, a brand new lockable front gate, a ducted and reverse cycle Mitsubishi cooling and heating system, and a spacious king single garage. Work/life balance is easy as this home is conveniently located within approximately 10 km of both Perth city and Trigg and Scarborough Beaches. Nearby is the friendly, community Nollamara Shopping Centre, making life a breeze for eating out or choosing fresh ingredients for a home-cooked meal.

At a glance:

- 3 x 1 residence, primary bedroom with semi ensuite, all bedrooms with built-in robes
- Private, paved and gated front courtyard with an easy-care garden
- Modern finishes
- Open kitchen with wraparound breakfast bench
- Separate living and dining areas
- Formal lounge with courtyard access
- Ducted reverse-cycle Mitsubishi air-conditioning and heating system
- Roller shutters on all windows
- Laundry with separate wash closet
- King single garage with remote controls
- Situated within the catchment for Nollamara Primary School & Dianella Secondary School
- Close to public transport

Plus More!

Conveniently located:

- Perth City: 10 kms\*
- Nollamara Primary School: 500 metres walk\*
- West Coast Steiner: 700 metres walk\*
- Our Lady of Lourdes School: 1.2 kms\*
- Nollamara Shopping Centre: 1.3 kms\*
- Trigg Beach: 10 kms\*
- Scarborough Beach: 10 kms\*

\*Approximate distance

Nest or Invest ... don't miss out on this rare Perth find!

The seller reserves the right to sell prior to home open.

Property Particulars:

Shire Rates: \$1,607.49 p/a  
Water Rates: \$1,017.11 p/a  
City of Stirling

Strata Fees:  
Admin Fund: \$336.98 p/q