

15c Ilumba Way, Nollamara, WA 6061

Villa For Sale

Sunday, 23 June 2024

15c Ilumba Way, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 219 m2

Type: Villa



Nick Luca
0892881511



Jo Dattilo
0892428200

OFFERS INVITED

Nick and Jo proudly present to you 15C Ilumba Way. THE OFFERING Brief: 3 bed | 2 bath | 2 car | Land: 219sqm Method: For Sale Price: Offers Invited Currently Tenanted: until 9th August 2024 Investors: Tenants are willing to stay on Settlement Terms: earliest 23rd August 2024 approx Shire Rates: \$1558.65 Strata Levies: NIL THE INTELLIGENCE Privately positioned to the rear in a group of only three residences, this neat and tidy 3 bedroom 2 bathroom villa defines easy-care "lock-up-and-leave" living in a tranquil – and convenient – cul-de-sac location. A seamless integration between the interior and outdoor-entertaining area is simply an added bonus here, with secure parking also destined to tick another box off your wish-list. The Perfect First Home, Down-Sizer or Investment! Features include, but are not limited to: • A tiled open-plan living, dining and kitchen area with split-system air-conditioning, double sinks, a water-filter tap, glass splashbacks, a storage pantry, a stainless-steel gas cooktop, an under-bench Technika oven, a stainless-steel range hood and a stainless-steel Solt dishwasher • A paved, private and secure rear outdoor alfresco-entertaining courtyard, accessible via the living space and from a side gate off the driveway • Large front master-bedroom suite with full-height triple-sliding-door built-in wardrobes, as well as an intimate ensuite bathroom – boasting a generous shower, vanity, under-bench storage and a toilet • 2nd/3rd bedrooms with full-height built-in double robes of their own – both serviced by a stylish main bathroom with a large shower, toilet, vanity and under-bench storage space • A remote-controlled double lock-up garage with a storage area and a handy internal shopper's entry door • Amongst the extras of this excellent 2016-built villa are a separate laundry with storage and access to a small drying courtyard, low-maintenance timber-look bedroom flooring, high ceilings, a security-alarm system, feature down lights, feature skirting boards, a Rinnai instantaneous gas hot-water system with temperature controls and Colorbond fencing THE VISION Stroll around the corner to fantastic community sporting facilities and the sprawling Des Penman Reserve, with bus stops, other lush local parklands, Nollamara Primary School and the Nollamara IGA supermarket and local shopping village all only a matter of footsteps away from your front door. The likes of Primewest Northlands Plaza Shopping Centre and several restaurants are also nearby, as are other schooling and shopping options – including St Lawrence Catholic Primary School, St Gerard's Catholic Primary School, Dianella Secondary College, Stirling Central, the new Roselea complex, Mirrabooka Square, Westfield Innaloo and the new-look Karrinyup precinct. The buzzing Main Street food and coffee strip, the freeway, train stations and other major arterial roads for easy access to the coast, the city, Perth Airport and even our picturesque Swan Valley are also just minutes away in their own right, for good measure. What a spot!