

**17B Mirrabooka Avenue, Nollamara, WA 6061**



**Villa For Sale**

Saturday, 29 June 2024

17B Mirrabooka Avenue, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Craig Goodridge  
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## EXPRESSIONS OF INTEREST

Right next to all the action yet tucked away in the privacy of your home is this compact, well designed 3-bedroom, 2-bathroom villa. If you want to walk to just about everything then this is for you with shops, transport and parks all within minutes of this home. Solid home with open plan living with the main bedroom at the rear of the home with ensuite and walk in robe. In the centre of the home is an open plan living/dining and kitchen with access to the open plan courtyard which is quite spacious. This property also includes split air-conditioning. The single garage also has shoppers' entry straight into the home. Situated in Nollamara, this property benefits from proximity to local schools, parks, and shopping centres and has easy access to public transport, making commuting a breeze. It is also close to community amenities, ensuring all daily needs are within reach. With Nollamara's growing popularity among buyers and investors, this property presents a promising opportunity for capital growth and rental yield.

- 3-bedroom 2-bathroom 1 garage
- Open plan living
- Sizable courtyard
- Modern kitchen overlooks outdoor area
- Single remote garage
- Split system air conditioning
- Shire Rates - \$1558 approx.
- Water Rates - \$961 approx.
- Strata - N/A
- Currently tenanted on a periodical tenancy

This property is to be sold via Expressions of Interest closing Thursday 11th July 2024 at 6pm (Unless Sold Prior)