

6A Lemana Court, Nollamara, WA 6061

ian hutchison

Villa For Sale

Sunday, 23 June 2024

6A Lemana Court, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Villa



Steve Lally

0894742200

From \$520,000

Nestled in the suburb of Nollamara, 6A Lemana Court offers an ideal opportunity for both investors and homeowners seeking a contemporary lifestyle in a convenient location. A 3 x 2 free-standing street front survey strata villa with 14 metre frontage and land size of 200sqm. Includes single secure parking with space for workshop/storage for convenience and peace of mind, and additional parking at the front. The master bedroom is located at the front of the villa with a walk-in robe and ensuite. Bedrooms two and three are located at the front of the house with built-in robes and access to the central bathroom and separate WC. In the centre of the home is an open plan living/dining and kitchen with access to the internal open plan courtyard with access to the lockable garage. This property also includes ducted air-conditioning. The laundry has storage with side access to the outdoor washing line. Situated in Nollamara, this property benefits from:

- Proximity to local schools, parks, and shopping centres.
- Easy access to public transport, making commuting a breeze.
- Close to community amenities, ensuring all daily needs are within reach.
- Peaceful neighbourhood ambiance, ideal for families and professionals alike.

****Investment Potential**** With Nollamara's growing popularity among buyers and investors, this property presents a promising opportunity for capital growth and rental yield. This property is currently tenanted for \$420 per week until 23/05/2025. Council Rates: TBA Water Rates: \$1,124.56 pa No Strata Levy Land Size: Your own 200sqm block