

6B Lemana Court, Nollamara, WA 6061

ian hutchison

Villa For Sale

Sunday, 23 June 2024

6B Lemana Court, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Steve Lally

0894742200

From \$550,000

Nestled in the serene suburb of Nollamara, 6B Lemana Court offers a blend of modern comfort and suburban tranquillity. This beautifully presented freestanding residence offers a land size of 204sqm and presents an ideal opportunity for both investors and homeowners seeking an easy-care lifestyle in a convenient location. This 3 x 2 villa has generous open plan living spaces that cater to both relaxation and entertainment. The kitchen with island bench overlooks the living / dining space and has sliding door access to the paved open courtyard with garden beds and access to the secure single garage with workshop / storage. The home also includes ducted air-conditioning. The laundry is conveniently located next to the kitchen with access to the outdoor washing line. Bedrooms 2 and 3 with built-in robes are designed with comfort in mind, offering privacy and space for restful nights. They are located next to the central bathroom and separate WC. The master bedroom is light filled and has an ensuite with walk in robe. Location Highlights: 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.

The property offers investment opportunities or a perfect easy-care lock and leave home. Don't miss out on the chance to own this wonderful property in Nollamara. This property is currently tenanted for \$420 per week until the 03/07/2025. Council Rates: TBA Water Rates: \$1,161.60 pa No Strata Levy Land Size: Your own 204sqm block