

Sold



**Current Offer \$250,000**  
**35A Tuckfield Way, Nollamara**



### Open By Private Inspection - Just Lock-Up and Leave!

This property will be open by private appointment, please call today to arrange a viewing.

**\*\*The Openn Negotiation has started (auction held online with flexible terms for qualified buyers). The property can sell at any time, contact Adam Whitford immediately to become qualified and avoid missing out.\*\***

First-home buyers, down-sizers and astute investors will all be left salivating at the prospect of acquiring this stylish 3 bedroom 2 bathroom street-front villa that has its own driveway and headlines a low-maintenance complex of only three properties in a very quiet location.

A beautifully-tiled open-plan living, dining and kitchen area doubles as your central hub and boasts split-system air-conditioning, a gas bayonet for heating, double sinks, tiled splashbacks, a stainless-steel gas cooktop, a Westinghouse oven, a stainless-steel Whirlpool dishwasher, an integrated stainless-steel range hood and seamless access outdoors to a paved rear entertaining courtyard that faces north-west and is protected from the elements by a delightful shade sail.

All three bedrooms are carpeted for complete comfort – including a larger master that enjoys the luxury of a walk-in wardrobe, a private ensuite bathroom with a shower, toilet and vanity and direct courtyard access.

3 2 2 201 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16807
<b>Land Area</b>	201 m2
<b>Floor Area</b>	94 m2

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Completing this excellent package is a remote-controlled double lock-up garage with a storage recess and a handy internal shopper's entrance.

Walking distance to bus stops, Dianella Secondary College and the lush Robertsbridge Reserve here complements a very close proximity to primary schools, shopping at both The Square in Mirrabooka and the Nollamara IGA supermarket, fantastic community sporting facilities and major arterial roads that guide you towards both the city and coast. Living does not get more convenient than this!

Other features include, but are not limited to:

- Mirrored built-in robes to both minor bedrooms
- Light and bright main bathroom with a separate shower and bathtub
- Tiled laundry off kitchen, complete with a linen press and access out to a private side drying courtyard
- Separate 2nd toilet
- Linen press
- Front security-door entrance into villa
- Feature ceiling cornices and skirting boards throughout
- Gas hot-water system
- Foxtel connectivity
- Reticulation
- No common driveway

If you are concerned in any way about making an appointment please contact us to learn about our Health and Safety Protocols.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*