

Sold



12B Nollamara Avenue, Nollamara



## ACCESSIBLE, CONTEMPORARY AND LOW-MAINTENANCE – A TRIFECTA!

Step inside this contemporary three-bedroom, two-bathroom home and you'll be greeted with a light and bright, well-appointed, compact home with quality features. At just two years old, there is literally nothing to do here but move in and enjoy the spoils of modern living in a fabulous, central location. Walk to Nollamara shops and local café, nearby Des Penham Park and with a bus stop literally out the front, Wanneroo Road around the corner, and less than ten minutes' drive to the city, commuting is an absolute breeze. An ideal home for downsizers, a professional couple, a small family, or an astute investor seeking low maintenance and high growth in a great location.

Enter via the front door, and to the left sits the main bedroom – a lovely room overlooking the front gardens, featuring both drapes and roller blinds and its own sleek ensuite. Two other bedrooms down the hall are of good size, one with sliding doors leading to the exterior, with all rooms featuring carpet and their own built-in robes. Along the hall also behind doors, is the cleverly concealed, integrated laundry complete with plenty of shelving.

The open plan kitchen/living/dining area is a welcoming space, a lovely central hub overlooking the north-facing, paved courtyard outside. This generous-sized and well-appointed kitchen boasts an abundance of cupboards, a pantry and gorgeous, white marble benchtops with a breakfast bar. Through sliding doors, the living room flows nicely into the home's exterior, an enclosed space to unwind, dine and/or entertain guests.

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**Price** SOLD for \$625,000

**Property Type** Residential

**Property ID** 29586

### Agent Details

Tom Vlahos - 0408 427 514

### Office Details

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Capturing the sun, this is a lovely reprieve to adorn with pots, plants and outdoor furniture while the undercover area, replete with a ceiling fan and downlights, extends alfresco living beyond summer.

Enjoy the best of both worlds here. Everything from your doorstep is within easy striking distance – shops, cafes, parks, quality schools and the larger Mirrabooka Shopping Centre is only a short drive away. And being a virtually brand-new home adorned with plenty of quality fittings and features, both low maintenance and convenience are assured. For expressions of interest, please get in touch with Tom Vlahos, Xceed at [tom@xceedre.com.au](mailto:tom@xceedre.com.au) or 0408 427 514.

Features include:

- Three bedrooms, all with carpet and built-in-robos
- Two modern, sleek bathrooms with skylights
- Open-plan kitchen/dining/living areas
- Kitchen with marble benchtops, ample cupboards and a pantry
- Timber laminate flooring, downlights throughout
- Integrated laundry including washer/dryer
- Floor-to-ceiling linen cupboard
- Split system air conditioning in living areas
- Roller blinds on windows plus drapes in the main bedroom
- North-facing paved courtyard with undercover alfresco area, including downlights and ceiling fan
- 20sq m storage above garage plus Intercom system
- Bigger than your average two-car automatic garage with access to both kitchen and home exterior
- Secure and private with gate access

Location (approx. distances):

- West Coast Steiner School 400m
- Nollamara Shopping Centre 550m
- Nollamara Primary School 750m
- Des Penman Reserve 1.6km
- Dianella Secondary College 1.7km
- West Australian Golf Club 2.9km
- Mirrabooka Shopping Centre 3.3km
- Semas Academy 3.8km
- Yokine Regional Open Space 5.3km

*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.*