

Under Contract



1, 21 Hancock Street, Nollamara



Under Offer in 5 days, Multiple Offers, Above Advertised Price - LOW-MAINTENANCE LIVING IN NOLLAMARA

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Multiple Offers, Above Advertised Price - Tucked away in a private complex of 4, on a quiet, leafy street, is this lovely three-bedroom, one-bathroom unit with a 2-car garage. It is conveniently located near parks, shopping precincts, and schools. The home has been freshly painted throughout and features brand new carpet in the bedrooms, making it move-in ready and easy to maintain.

As you enter the home, you are greeted by a welcoming, tiled entrance and a fresh and bright, generous-sized living room with carpet, air-conditioning, ceiling fan, and white-washed walls. The open-plan kitchen/dining area is modern and spacious, with timber cabinetry, a double sink, and built-in oven, making meal preparation a breeze.

From the dining area, slide open your doors and you can step out onto a magnificent undercover area, perfect for alfresco dining or enjoying your morning coffee. Enjoy alfresco dining, summertime BBQ's or your morning coffee in your private courtyard, large enough to easily accommodate a dining table and outdoor furniture for you to entertain your guests or a space where you can simply relax and unwind. Overlooking a small garden, this is a lovely, walled and paved area to call your own and combined with your front courtyard, offers plenty of extra room to enjoy the warmer months. The rear

3 1 2 230 m2

**Price** From \$495,000  
**Property Type** Residential  
**Property ID** 30265  
**Land Area** 230 m2

#### Agent Details

Rick Milankov - 0402 676 050

#### Office Details

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courtyard can also be accessed through the double garage, which is remote-controlled.

Down the hall are the three bedrooms, all capturing plenty of light and built-in-robos. The master bedroom has a semi-ensuite with a bath and glass shower screen, as well as sliding doors (with security screen) leading to the front courtyard. Open up your doors in summer to capture the breeze, step outside with your morning coffee and enjoy a second outdoor sanctuary at the front of the house.

With Nollamara Shopping Centre within easy walking distance, dining options, cafés, parks and even Seven Hills Estate Winery, plus Dianella Primary and Secondary Schools moments from your doorstep, you are blessed with so much at hand here.

The perfect abode for first-home buyers, young families, downsizers or investors seeking an excellent opportunity, this modern Nollamara home ticks all the boxes.

Embrace a life of convenience in a wonderful area, and enjoy the benefits of a contemporary offering two courtyards and the simplicity of a low-maintenance and cared-for property in a central location, close to public transport and arterial roads.

This one won't last.

For expressions of interest, please contact Rick Milankov at [rick@xceedre.com.au](mailto:rick@xceedre.com.au) or 0402 676 050

Features include:

- Three bedrooms, all with new carpet
- Bathroom with bath
- Freshly painted throughout
- Ducted and Reverse cycle split system air-conditioning
- Ceiling fans
- Front and rear courtyards - rear courtyard undercover overlooking garden
- Laundry with overhead cupboards, access to exterior
- Separate storage space at rear of property
- Full access to side of home
- Two car remote controlled garage

Location (approx. distances):

- Hancock Karabli Reserve 240m
- Dianella Primary College 850m
- Dianella Secondary College 900 m
- Seven Hills Estate Winery 1.1 km
- Nollamara Shopping Centre 1.3 km
- West Coast Steiner School 1.5 km
- Des Penman Reserve 2.0 km
- Mirrabooka Shopping Centre 2.5 km
- Nollamara Primary School 1.3 km

North Metropolitan TAFE 3.1 km  
West Australian Golf Club 2.0 km  
Yokine Regional Open Space 4.4 km

*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.*