

Sold

16C Ravenswood Drive, Nollamara



## Perfectly positioned in sought-after area in Nollamara

This double-storey, three-bedroom, two-bathroom home boasts the best of both worlds – a functional floor plan with two living areas, just striking distance to shopping centres, leafy parks and quality schools. The perfect abode for either a family wanting a world of comfort and convenience or investors seeking a prosperous opportunity in a high-growth central area.

Step inside to an open plan kitchen overlooking the dining area with a spacious living area beyond, a welcoming, light and bright central zone for everyone to come together, with the kitchen providing plenty of modern features and ample storage and bench space. From your tiled living area is a seamless flow out onto your alfresco reprieve-fully enclosed with a high fence where you can enjoy a sunny courtyard that easily accommodates outdoor furniture and a BBQ. Add a splash of greenery with some potted plants, and you have a gorgeous spot to enjoy outdoor meals, morning coffee and a private place to unwind on weekends.

Upstairs, another separate living area provides more options and room to relax with three carpeted bedrooms of generous proportions ensuring plenty of contemporary style - two featuring built-in robes with the main bedroom boasting walk-in robes and a sleek bathroom with his and hers basins and glass shower screen. A second bathroom accommodates other bedrooms, with all modern features, including a bath.

Enjoying an outstanding, central location of unparalleled convenience, this

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<b>Price</b>	SOLD for \$689,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30347
<b>Land Area</b>	315 m <sup>2</sup>
<b>Floor Area</b>	161 m <sup>2</sup>

### Agent Details

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### Office Details

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home couldn't be better positioned to enjoy Nollamara's local lifestyle amenities. Leafy green Des Penham Reserve and playground is just 500m away while picking up your groceries from Northlands Shopping Centre is a breeze at a ten-minute stroll. Nollamara Shopping Centre is also walking distance while all educational needs are met with so many great schools nearby, including West Coast Steiner School and Nollamara Primary. With public transport right on your doorstep and only 20 minutes to Perth CBD, this is an excellent family home that ticks all the boxes for easy, quality living or a wise investment with significant upside potential.

For expressions of interest, please contact Steven Bethel at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or phone 0468 719 374 or Jonathon Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or 0438 909 480.

Features include:

- Three carpeted bedrooms, two with built-in robes
- Main bedroom features walk in robes, sleek ensuite
- Second bathroom with bath
- Open-plan kitchen/living/dining areas
- Well-appointed kitchen with ample cupboards, bench space, pantry, and double sink
- Security system
- Split-system air conditioning
- Tiled flooring downstairs
- Separate formal lounge
- Fully tiled laundry with overhead cupboards
- Storeroom
- Separate W/C
- Double garage with extra parking out front
- Fully enclosed, private, paved courtyard
- Double garage with extra room for parking out front

Location (approx. distances):

- Hancock Karabli Reserve 240m
- Dianella Primary College 850m
- Dianella Secondary College 900m
- Seven Hills Estate Winery 1.1km
- Nollamara Shopping Centre 1.3km
- West Coast Steiner School 1.5km
- Des Penman Reserve 2.0km
- Mirrabooka Shopping Centre 2.5km
- Nollamara Primary School 1.3 km
- North Metropolitan TAFE 3.1km
- West Australian Golf Club 2.0km
- Yokine Regional Open Space 4.4km

*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.*