

Sold



100A Nollamara Avenue, Nollamara



## ONE HUNDRED REASONS TO LIVE HERE!

Modern, functional, fresh and bright, welcome to 100 Nollamara Ave, a beautifully presented three-bedroom, two-bathroom home that offers stylish, comfortable and convenient living. With street frontage within a complex of three, this is a gorgeous, light-filled home featuring comfortable bedrooms and contemporary living spaces within striking distance to parks, reserves, schools, and local shops.

A particularly unique feature that adds to the charm and soul of this welcoming home, is the entrance to the sunny courtyard. Architect-designed by the current owner, the custom metal gate features 100 black kangaroo paws intricately carved in a nod to the home's location. With the indigenous Nyoongar word for 'Nollamara' meaning 'black kangaroo paw,' this namesake is a fitting addition to a residence nestled within the suburb, making this home even more special.

Step inside to the open-plan family living areas of living, kitchen and casual dining zones, inviting spaces of neutral hues featuring timber-look flooring, down lights and natural light. The kitchen is well-appointed with plenty of storage and bench top space with a dining area featuring built-in shelves and sliding doors to the exterior courtyard, creating a lovely seamless flow between indoor and outdoor spaces.

Here, a stunning, paved courtyard provides a gorgeous, verdant sanctuary. Flanked by a limestone wall and lush greenery, indulge in this tranquil and

3 2 1 202 m2

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|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$640,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 30474              |
| <b>Land Area</b>     | 202 m2             |
| <b>Floor Area</b>    | 118 m2             |

### Agent Details

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### Office Details

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private space, the ideal spot to enjoy family outdoor meals, to entertain, or simply relax amongst nature. With a brand new Vergola louvre roof installed, protecting you from the elements, and space for dining furniture and outdoor chairs, this is an enclosed haven to unwind - the perfect balm for a busy lifestyle.

With three bedrooms, all boasting sliding mirrored robes, ceiling fans, drapes and blinds, there is comfort aplenty, with the main bedroom enjoying a sleek ensuite with another family bathroom with bath servicing the rest of the home.

A magnificent, contemporary home that has been lovingly cared for with an abundance of fine features and furnishings, a signature gate lending a unique appeal tying into the home's location, and proximity to all amenities, including public transport and just a 20 minute drive or bus to the Perth CBD, there are numerous good reasons why this abode should be called home. Ideal for first-time buyers, families, and investors, this Nollamara beauty definitely won't last! For expressions of interest, please contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or phone 0468 719 374 or Jonathan Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or 0438 909 480.

Features include:

Built in 2011 -202sqm of Land/118sqm of Floor Area  
Street Frontage within a complex of three  
Custom, architect designed gate providing a distinctive entrance to courtyard  
Three bedrooms featuring timber style flooring, ceiling fans, mirrored built in robes  
Main bedroom includes modern ensuite  
Separate bathroom with bath  
Open-plan living/kitchen/dining areas  
Modern kitchen with plentiful cupboards, breakfast bar, double sink, stainless-steel appliances  
Floor to ceiling cupboards off kitchen  
Floor to ceiling shelving in living room  
Stunning verdant, paved courtyard with new, adjustable Vergola roof  
Separate laundry with shelving  
Downlights  
Single Garage with storage Area plus undercover shade cloth for second car parking  
Split System A/C and ceiling fan in living area, main bedroom  
New Wood-look Vinyl Plank flooring  
Front door security screen and outdoor lights

Location (approx. distances):

Hancock Karabli Reserve 450m  
Dianella Primary College 1.6km  
Dianella Secondary College 800m  
Seven Hills Estate Winery 1.9km  
Nollamara Shopping Centre 1.6km  
West Coast Steiner School 1.4km  
Des Penman Reserve 1.5km  
Mirrabooka Shopping Centre 2.4km  
Nollamara Primary School 1.4 km

North Metropolitan TAFE 3.0km

West Australian Golf Club 2.2km

Yokine Regional Open Space 4.6km

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