

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

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**Price** SOLD for \$640,000  
**Property Type** Residential  
**Property ID** 30474  
**Land Area** 202 m<sup>2</sup>  
**Floor Area** 118 m<sup>2</sup>

### 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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