

Sold



Nollamara



### Is convenience your priority?

You'll appreciate some larger space in the living area of this 3brm 2bth rear duplex. With 118 sqm of internal living space plus the double garage taking it to 156 sqm in total.

Cared for by the original owners as if it were still brand new you will enjoy the benefits of just being able to move straight in. No weird colours either so you won't have to start painting the minute you walk in the door.

Open plan design that most furniture would work well in and bathed in natural light all day long.

Tucked behind the original home opposite shopping centre with all the convenience that brings yet separated from it all by the front home. With an IGA, chemist, fruit & veg and newsagency plus many more right on your doorstep who needs a car.

Parklands with several sporting clubs within walking distance so if you are a little sporty or just want to walk the dog that's right on your doorstep as well.

Transport right outside so you could leave the car at home most days.

Call me now to view

Jonathan Marlow 92072088

🛏 3 🚶 2 🚗 2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 34          |
| <b>Floor Area</b>    | 156 m2      |

#### Agent Details

Jonathan Marlow - 08 9402 2299

#### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

*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.*