



# SOLD

## SUNNY, SPACIOUS, STYLISH VILLA IN CONVENIENT LOCATION!

Want something bigger than most villas and close to shops and transport? This Villa is 151 square meters and has everything you could desire!  
If you can't make the home open, please call to arrange another viewing time.

If you're looking to buy a large villa with lots of natural sunlight and where you can come home and relax inside or outside, this is for you. Do you enjoy putting your feet up with plenty of room to watch TV? Having a choice of eating at a breakfast bar or at a proper dining table? Having breakfast on a patio that enjoys the sun every morning? Having a large master bedroom where you can easily fit a king-sized bed and bedside tables and walk around comfortably? Having 2 other bedrooms that fit double beds? and having a laundry that is big enough to comfortably stand in and iron your clothes after washing them?

This villa presents PERFECTLY for first home buyers, down-sizers wanting to stay in the area and investors wanting a stylish property close to shopping, transport and parks so it will rent out in a heartbeat.

With a generous 151 sqm (approx) building area, this villa has plenty of room to unwind. Enjoy quality internal and external finishes in a great Nollamara Location: Quadea Way is a quiet area within easy walking distance to local IGA, shops, parks and public transport and just a short drive to Yokine, Mirrabooka and Northlands shopping centres.

Viewing is a must. Call Brian for private viewing times or check out the home open times here.

Features you will love include:

- A sunny and modern, well-planned interior
- Large open-plan Living Area with beautiful recessed ceilings overlooking a sunny timber decked alfresco
- King-size Master Bedroom with Ensuite Bathroom
- 2 Double Bedrooms
- All Bedrooms with built-in robes
- 2nd Bathroom with shower
- Stylish Kitchen with breakfast bar, splash backs, ample draws & overhead cupboards
- Stainless steel Kitchen appliances, oven, hotplate, dishwasher & range-hood
- Timber decked low maintenance Alfresco under the main roof with ceiling fan & coffered Cedar

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$370,000

**OPEN FOR INSPECTION:**  
N/A



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