53A MILFORD WAY, NOLLAMARA, WA, 6061









SOLD

UNDER OFFER IN 1 DAY!

This residence boasts an exceptional spaciousness and is ready for immediate occupancy, featuring a thoughtfully designed and functional layout suitable for individuals of all ages. The experience begins as you step through the secure pedestrian gate into the front courtyard, greeted by the inviting double-door front portico that exudes a sense of belonging. The house's entrance is generously wide, accentuated by lofty ceilings, adorned with an exquisite pendant light that leads you into the heart of the abode through double glass French doors.

The core of the home emanates radiance, thanks to an abundantly illuminated open family area enhanced by a coffered ceiling. This area serves as a multifaceted space, encompassing a TV recess, a dining zone, and a well-appointed kitchen. It's here that you'll find delight in unwinding and hosting gatherings with your loved ones.
Seamlessly extending from the family room is access to the rear alfresco area, perfect for outdoor entertaining. This connection is established through a glass sliding door, offering a seamless transition between indoor comfort and outdoor allure.

Features You Will Love:
• Elegant neutral decor throughout, complemented by low-maintenance tiles in main traffic areas and engineered timber flooring in all three bedrooms.
• Thoughtfully designed kitchen, complete with stunning black galaxy granite benchtops, tiled backsplashes, double-bowl stainless steel sinks featuring double draining, a spacious double-door full-height pantry, a 5-burner gas cooktop, a 60cm electric wall oven, a 90cm rangehood, an Asko stainless steel dishwasher, double fridge recess with a water inlet, ample drawers, and overhead storage to cater to all your requirements.
• Luxurious master bedroom offering full-height mirrored sliding robes, accompanied by an ensuite featuring double basins, a glass-hinged shower recess, and a toilet.
• Two additional bedrooms, both featuring built-in robes for your storage needs.
• Generously designed family bathroom boasting a built-in bath, a separate shower recess, a vanity, and a toilet.
• Well-proportioned laundry area with a linen cupboard and direct access to a sunlit clothesline area.
• Double remote-controlled garage, providing internal access and rear entry to the backyard.
• Extra off-street parking space for two additional vehicles, conveniently positioned in front of the garage.
• Maintain an ideal climate with ducted air conditioning throughout the home, supplemented by a

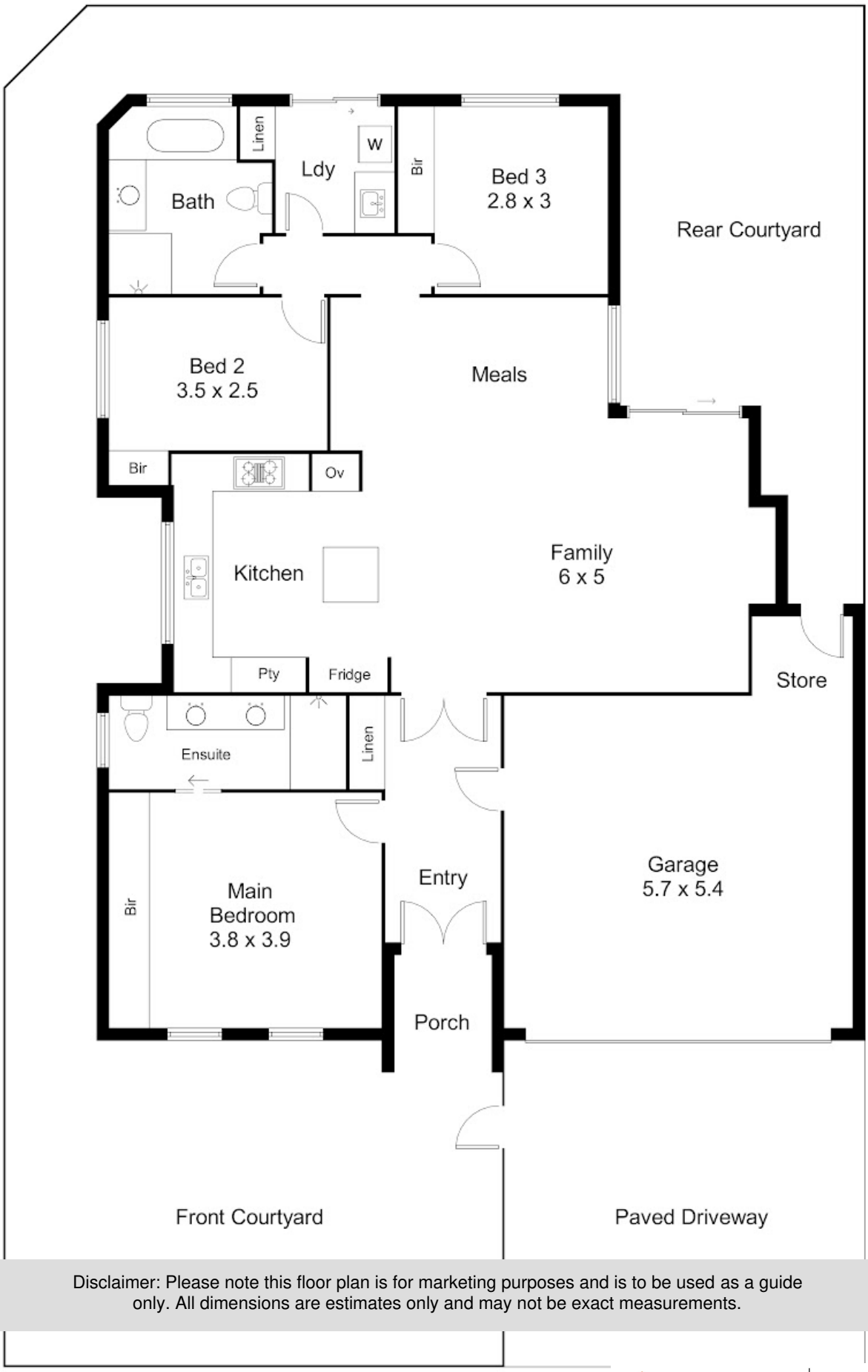
3 BED | 2 BATH | 2 CAR

PRICE:
$600,000

OPEN FOR INSPECTION:
N/A



Shendelle Harding
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Location	Area m²
Garage	35.73
House	131.28
Total	170.53

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/ for information and guidance purpose only /
measurements shown are approximate