



FOR SALE

MODERN TRIPLEX BY THE PARK

Step into modern comfort at this beautifully appointed 3-bedroom, 2-bathroom survey-strata triplex unit nestled in the heart of Nollamara. Built in 2018, this impressive 102 square metre home sits on a generous 202 square metre block, offering the perfect blend of contemporary living and suburban tranquillity that today's discerning buyers are seeking.

The thoughtfully designed floor plan maximises every square metre, creating spacious living areas that flow seamlessly throughout. Three well-proportioned bedrooms provide flexibility for families, professionals, or those needing a home office, while the master suite features its own private ensuite for added luxury. Built-in wardrobes ensure storage is never an issue, keeping your living spaces clutter-free and organised.

Modern convenience takes centre stage with a comprehensive list of premium features:

- Reverse cycle ducted air conditioning for year-round comfort
- Quality dishwasher and stainless steel appliances for effortless entertaining
- Integrated security alarm system providing peace of mind
- Broadband internet connectivity keeping you connected to the digital world
- Remote double garage accommodating two vehicles with ease

The secure garage offers exceptional convenience and storage options, while the compact yet functional alfresco provides the perfect setting for weekend barbecues or quiet morning coffees. This low-maintenance lifestyle means more time for the things that matter most.

Nollamara represents one of Perth's most exciting suburban success stories, transforming from its humble beginnings into a highly sought-after address for young families and professionals. The suburb's ongoing gentrification has created a dynamic community where heritage charm meets contemporary living, with older homes making way for stylish new developments like this one.

Location is everything, and this property delivers in spades. Positioned less than 10 kilometres from Perth's bustling CBD and just 11 kilometres from the pristine shores of Trigg Beach, you'll enjoy the best of both urban convenience and coastal lifestyle. The newly developed Flinders Street and Wanneroo Road provide seamless access to trendy Leederville, sophisticated Subiaco, vibrant Northbridge, and the heart of Perth's business district.

3 BED | 2 BATH | 2 CAR

PRICE:
OFFERS

OPEN FOR INSPECTION:
N/A

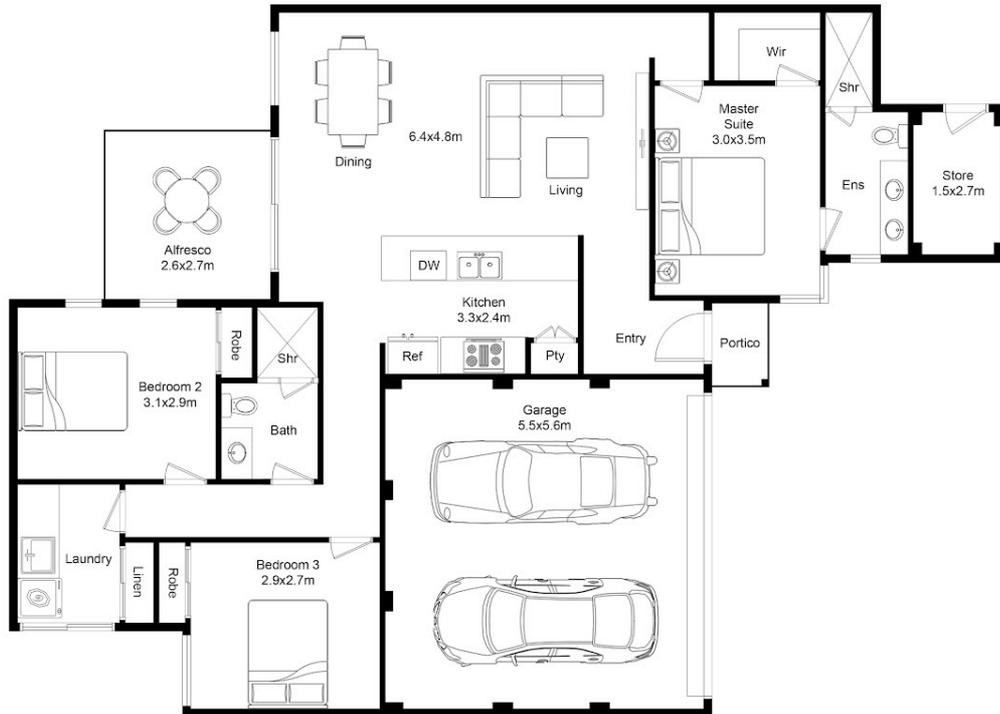


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FLOOR PLAN

Total Area : 148.6m²

Disclaimer: This floor plan is indicative only and may not reflect exact dimensions or features. All measurements are approximate and should be verified by a licensed professional. The listing agent and property owner disclaim liability for any reliance on this floor plan.

10C Lemana Court, Nollamara, WA, 6061

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