



FOR SALE

MODERN LIVING - RSHZ

Located in Bateman's tightly held Noalimba Estate, the only pocket in the suburb offering townhouse living, this 2008 home delivers the kind of low maintenance lifestyle downsizers love, with the space and style that also suit working professionals and young families.

Filled with natural light and beautifully maintained throughout, the home brings together generous interiors, two private courtyards and a genuinely effortless lock and leave lifestyle. With the Murdoch hospital precinct and major transport links close by, everyday living becomes remarkably convenient.

Sort-after Rossmoyne Senior High School Zone and an easy 500m stroll to Bateman Primary further strengthen this homes family appeal. Opportunities like this are rare in Bateman, so act fast!

DOWNSTAIRS

- Open plan living & dining that feels bright, welcoming and connected, with large windows & sliding glass doors opening directly to the rear courtyard
- Well-appointed kitchen featuring Blanco gas cooking, 900mm Blanco oven, microwave recess, glass splashback, stone bench tops, excellent storage, double sink, & spacious island with breakfast bar to seat 3
- Formal lounge positioned at the front of the home, ideal as a quiet retreat, playroom for the kids, or teenage hangout
- Guest powder room conveniently located off the entrance hall
- Under-stair storage
- Spacious laundry with plenty of built-in cabinetry, sink & overhead storage
- Timber flooring to entrance hall & main living area, carpet to formal lounge
- Front courtyard with secure gated access, timber decking & aggregate underfoot, garden beds and established trees
- Rear courtyard with established greenery, artificial turf & aggregate underfoot and plenty of space for multiple outdoor settings

UPSTAIRS

- Spacious master bedroom with king size proportions, large windows, glass sliding door to the balcony, ceiling fan, new sheers and blackout curtains, and a generous walk-in-robe
- Master ensuite with shower, vanity, excellent storage and toilet

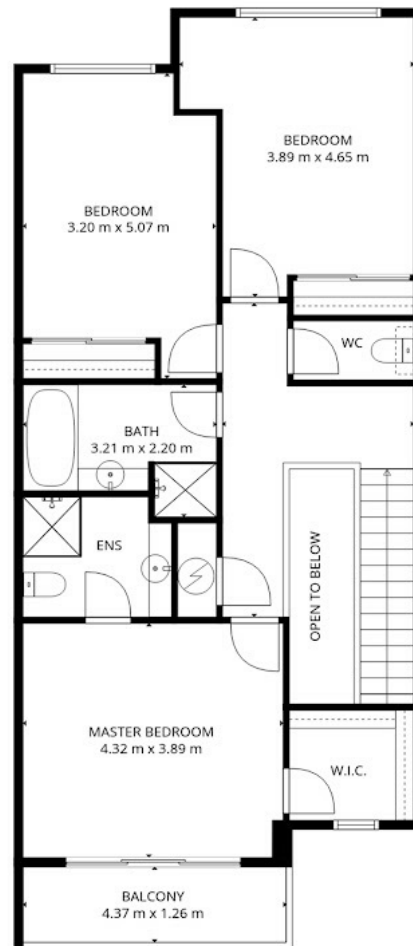
3 BED | 2 BATH | 2 CAR

PRICE:
OFFERS FROM \$1,400,000

OPEN FOR INSPECTION:
N/A



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2nd floor

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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Not to scale • All measurements are approximate • Drawn for presentation purposes only

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