







156 Nollamara Avenue, Nollamara

Live, Renovate or Invest Today - Exciting Future Development Potential on 728m2

Welcome to 156 Nollamara Avenue, Nollamara - an opportunity offering space, versatility and exciting long-term potential.

An Exciting Future Potential - (STCA)

The property is currently zoned R20 under the City of Stirling's Local Planning Scheme No. 3.

Importantly, the City of Stirling has advised that the property is proposed to change to R40 under Local Planning Scheme No. 4 (LPS4). The City has further advised that LPS4 is currently in its final stages and awaiting sign-off by the Planning Minister, although no confirmed gazettal date has been provided.

Should the proposed R40 zoning come into effect, the City has advised that the 728m2 site could potentially accommodate subdivision into three separate lots, based on the proposed minimum and average lot-size requirements and subject to all relevant planning, subdivision and authority approvals.

3 1 3

FOR SALE
From $849,000

VIEW
Sat 14th Nov @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Set on a substantial 728m2 block, this established 3-bedroom, 1-bathroom home offers comfortable living today with plenty of scope to renovate, invest, land-bank or explore the property's future possibilities.

Inside, the home offers three well-proportioned bedrooms, a separate living room, functional kitchen and meals area. The home retains its original character while providing an excellent foundation for buyers wanting to modernise and add value over time.

Step outside and there's even more to discover. A large covered outdoor entertaining area provides plenty of space for weekend gatherings and barbecues, while the expansive backyard offers room to enjoy the outdoors.

One of the property's standout features is the substantial workshop and storage area - an excellent bonus for tradies, car enthusiasts, hobbyists or anyone needing serious workspace and storage. A generous driveway and extensive covered parking further add to the property's practicality.

For the astute buyer, this presents an appealing opportunity: enjoy the property today, generate rental income, renovate and add value, or land-bank while considering its longer-term potential.

Property Highlights:
- 3 bedrooms
- 1 bathroom
- Generous 728m2 landholding
- Separate living room
- Kitchen with adjoining meals area
- Split Air conditioning in bedroom
- Large covered outdoor entertaining area
- Substantial workshop and storage space
- Excellent option for tradies, hobbyists and car enthusiasts
- Generous driveway and covered parking
- Spacious backyard
- Scope to renovate and add further value
- Currently zoned R20
- Proposed R40 zoning under LPS4
- Potential for three-lot subdivision if the proposed R40 zoning is gazetted, subject to all relevant approvals
- Ideal for owner-occupiers, investors, renovators and developers

Whether you're searching for a home with space, an investment to hold for the future, a property with serious workshop facilities, or a sizeable landholding with exciting longer-term possibilities, 156 Nollamara Avenue deserves your attention.

Live in it. Improve it. Invest in it. Plan for tomorrow.

Inspections are available by appointment only - Contact Sanjay Chaudhary or Nitish Ahuja today for further information or to arrange your inspection.

Planning Disclaimer: The property is currently zoned R20. The proposed R40 zoning forms part of Local Planning Scheme No. 4 (LPS4) and has not yet been gazetted. Any future rezoning, subdivision or development is subject to gazettal and all applicable planning, statutory and authority approvals. Buyers should undertake their own independent enquiries and due diligence.

Image Disclaimer: Some photographs used in the marketing have been digitally enhanced and/or virtually staged using AI. These images are for illustrative purposes only and may include furnishings

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or presentation elements that are not present at the property. Buyers should rely on their physical inspection of the property.

MORE DETAILS

Property ID	5H6XFFB
Property Type	House
Land Area	728 m2
Including	Air Conditioning







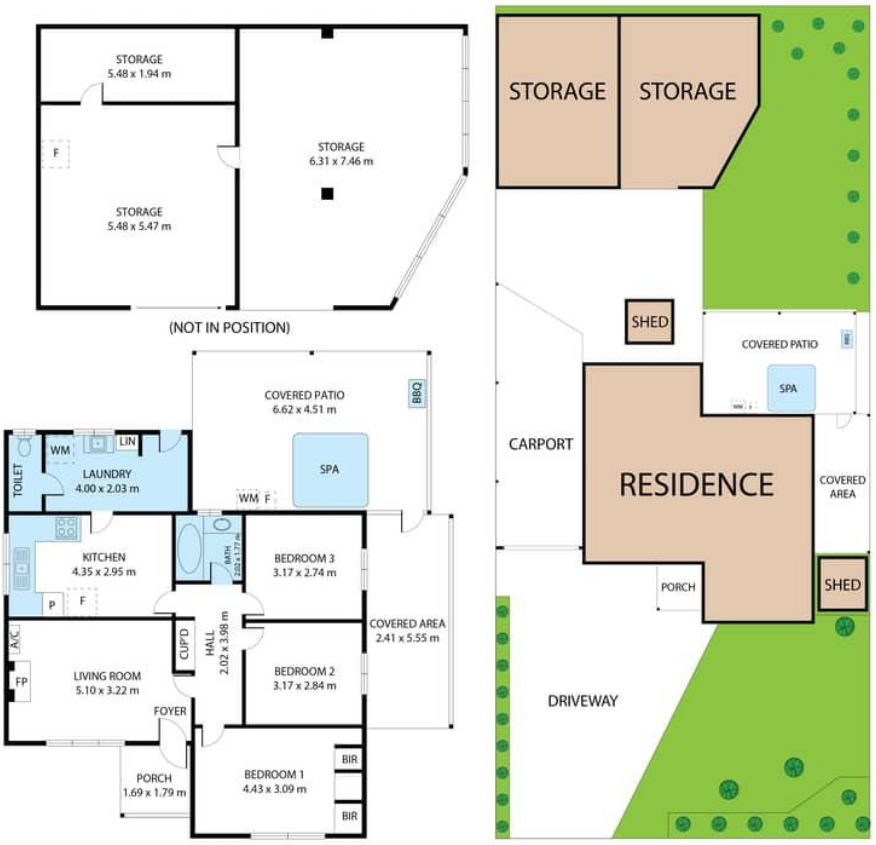




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156 Nollamara Ave, Nollamara WA 6061
TOTAL APPROX. FLOOR AREA 85 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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