



Nollamara, 25A Newhaven Way

Immaculate 3 x 2 | Alfresco | Park

3 2 4

Excellent first home & prime portfolio investment with secure potential to lock and leave

Bounce on this Bargain | Postcard Material | Robertsbridge Reserve | Dianella Primary and Secondary College | Central Residential Street

This is a lock and leave gem for investors and home buyers with a neat and tidy street front low maintenance villa alfresco opportunity

A few steps from the popular Robertsbridge Reserve | Convenience location | Nollamara Shops nearby | Nearby Des Penman Reserve

Brief //

3 Bedroom - 2 Bathroom - kitchen with meals - Formal lounge - Formal Dining - Split System Air Conditioning - Dining alfresco - Security Installed - Self care gardens -



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
High \$600ks

View
ljhooker.com.au/PHFFF4

Contact
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LJ Hooker Mirrabooka
(08) 9344 5577

Reticulation - Gas and Sewer connected - Built approx. 2013 - Land approx. 200 sqm -
Home undercover approx. 140 sqm- Close to shops parks schools and transport - Shire
rates approx. \$1585 per year - Water rates approx. \$1200 per year

Features //

Located in the heart of Nollamara bordering Dianella College and Robertsbridge Reserve offering separate kitchen dining and living areas 3 generous bedrooms master with extra BIR space separate bathroom and large laundry in the garage with private drying courtyard 2 x WC split system air conditioning front private alfresco yard plus front land space with easy care plants welcoming visitors

Property //

Downsizers young couples investors this is an easy care street front villa home that is well presented well located secure spacious and with \$strong rental returns

Located near the popular Robertsbridge Reserve with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining separate living and 3 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport

Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities

The bedrooms are a good size with durable comfortable wood styled floors and the wet areas have quality tiled flooring attractive and durable in the living areas throughout adding that natural purity and cleanliness perfect for all year around weather too

Currently this well cared for property has a CrimSafe screen security front door and windows allowing natural lighting with protection and sophistication maximising views of the lavish front portico area which may function as an excellent alfresco area around the large elevated garage and driveway

The parking areas include 2 garage parking plus extra car bays and there is plenty space for more parking on the lawn and on the street

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Robertsbridge Reserve and Des Penman Tennis whilst offering everyday conveniences like Nollamara Shopping Centre for all your shopping needs and the Seven Mile Bar and Bistro for shopping socialising and fantastic fun

A convenient property in one of the more functional locations NOLLAMARA has to offer with very low costs perfect for downsizers young couples minimalists and definitely secure lock and leave investing

Location //

- 100m to Robertsbridge Reserve

Don't miss this fantastic opportunity for home owners and investors alike priced to please this could be your first step to owning your own home suitable for investors but singles couples and small families amazing and perfect

Potential rent \$750 per week

Built : 2013



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Garage : 32 sqm
 Porch : (approximately) 2m
 Veranda : (approximately) 9m
 Total : (approximately) 202 sqm
 Alfresco : (approximately) 30sqm
 Drying Courtyard : (approximately) 6m
 Undercover : (approximately) 139 sqm
 Shire Rates : (approximately) \$1585 p.a.
 Water Rates : (approximately) \$1200 p.a.
 Total Strata : \$0

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Disclaimer:
 In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct
 The accuracy of the information provided to you written or verbal cannot be guaranteed
 If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

More About this Property

Property ID	PHFFF4
Property Type	House
House Size	140 m2
Land Area	200 m2
Including	Ensuite Toilets (2)

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