

35A Maroog Way, Nollamara

## Stylish 3x2 Villa in Prime Nollamara Location

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

Situated on a quiet street in sought-after Nollamara, this modern and spacious 3-bedroom, 2-bathroom villa offers stylish living with all the creature comforts, just moments from major transport links, the CBD, beaches, and shopping hubs. With Morley Drive and Wanneroo Road just around the corner, convenience is truly at your doorstep-including a Supa IGA just a short stroll away.

Inside, you'll be impressed by the high-gloss tiling, reverse cycle air conditioning, and a standout timber feature wall that adds warmth and character to the open-plan living and dining area. The well-appointed kitchen is perfect for home cooks, offering gas cooking, ample storage, and a dishwasher.

Step outside to your private alfresco, ideal for entertaining or enjoying warm summer evenings with family and friends.

Property Features:

3 spacious bedrooms

3  2  2 

**FOR SALE**  
EOI

### AGENTS

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### AGENCY

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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.

 **LJ Hooker**

Master with walk-in robe and en suite

Built-in robes to all bedrooms

2 modern bathrooms

Generous kitchen with gas cooking and dishwasher

Open-plan living & dining with high-gloss tiling and timber feature wall

Private alfresco for outdoor entertaining

Reverse cycle air conditioning

Dedicated laundry with portico and external clothesline

Remote-controlled double garage

Security alarm system

- maintenance front garden

Whether you're a first home buyer, downsizer, or investor, this property presents outstanding value in a central and well-connected location.

Location Perks:

Close to CBD, public transport, and major roads

Near local parks, shops, and schools

Minutes to major shopping centres and amenities

Contact us today to arrange private viewing on 0416 168 064.

## MORE DETAILS

Property ID	PPAFF4
Property Type	House
House Size	99 m2
Land Area	210 m2
Including	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Jatin Sethi 0416 168 064**

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