



66a Winchelsea Road, Nollamara

## Street Front Living!

A wonderful opportunity awaits the new owner of this well positioned, street front, 3 bed, 2 bath home.

Close to all amenities, this property is ideal for first time buyers, investors, small families, FIFO workers or those looking to downsize to a low maintenance lifestyle.

### Features:

- Open plan living
- Master with ensuite & BIRs
- Beds 2 & 3 with BIRs
- Double remote garage
- Shopper entry
- Store room
- Private courtyard
- Solar panels
- Alarm system
- No strata fees

Council rates approx. \$1,720.02 p.a.  
Water rates approx. \$1,110.58 p.a.

To arrange a private viewing, call Paul Hickey 0402 449 120 or Clint

3 2 4

### FOR SALE

From \$835,000

### VIEW

By Appointment

### AGENTS

Paul Hickey  
0402 449 120  
paul.hickey@ljhooker.com.au

Clint White  
0422 960 305  
clint.white@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

White 0422 960 305

## MORE DETAILS

|               |                    |
|---------------|--------------------|
| Property ID   | 3UXJFGJ            |
| Property Type | House              |
| House Size    | 107 m <sup>2</sup> |
| Land Area     | 231 m <sup>2</sup> |
| Including     |                    |
|               | Air Conditioning   |
|               | Toilets (2)        |
|               | Alarm              |
|               | Courtyard          |
|               | Dishwasher         |
|               | Built-in-Robes     |
|               | Fully Fenced       |
|               | Remote Garage      |
|               | Solar Panels       |



**Paul Hickey 0402 449 120**

Sales Executive | paul.hickey@ljhooker.com.au

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Shop 30, 82 Royal Street, EAST PERTH WA 6004  
cityresperth.ljhooker.com.au | hello@lhpwp.com.au

