




8c Apará Way, Nollamara

## Fabulous Family Home!

This quality home is perfect for young or growing families, professional couples or savvy investors. Located moments away from Des Penman Reserve and with local shopping nearby as well as easy access to the city and coast. This quality property is in a highly sought after location.

A modern, double storey, rear townhouse built in 2011 features:

- Three spacious bedrooms
- Master bedroom with ensuite and walk-in robe
- Bedroom 2 with walk-in robe
- Bedroom 3 with built-in robe
- Open plan living on the ground floor accommodates living, dining, kitchen & laundry
- Well appointed kitchen with stainless steel appliances and dishwasher
- Private alfresco with side access
- Beautiful timber flooring through all main living areas
- Additional large living area upstairs
- Main bathroom, with bath
- Three toilets
- Ducted evaporative a/c
- Double lock up garage with storeroom & shopper entry
- Additional parking space

3  2  3 

### FOR SALE

Offers from \$980,000

### 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

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**

- Freshly painted exterior & interior - beautifully presented throughout
- No strata levies, only common insurance
- Building area 188sqm & lot size 201sqm
- Council rates approx. \$1,962 p.a. & Water rates approx. \$1,399 p.a.

An outstanding opportunity to own this super property with vacant possession available on settlement. Don't miss out, call now and book your appointment to view!

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 3VHRFGJ          |
| Property Type | Townhouse        |
| House Size    | 151 m2           |
| Land Area     | 292 m2           |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Toilets (3)      |
|               | Courtyard        |
|               | Dishwasher       |
|               | Floorboards      |
|               | Built-in-Robes   |
|               | Fully Fenced     |
|               | Remote Garage    |

### Paul Hickey 0402 449 120

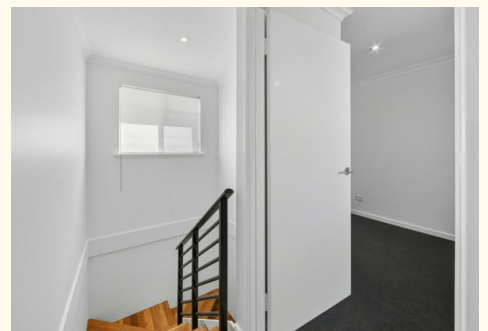
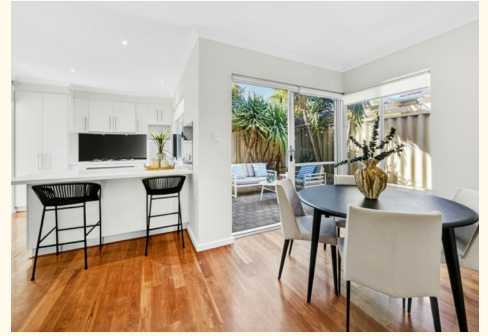
Sales Executive | paul.hickey@ljhooker.com.au

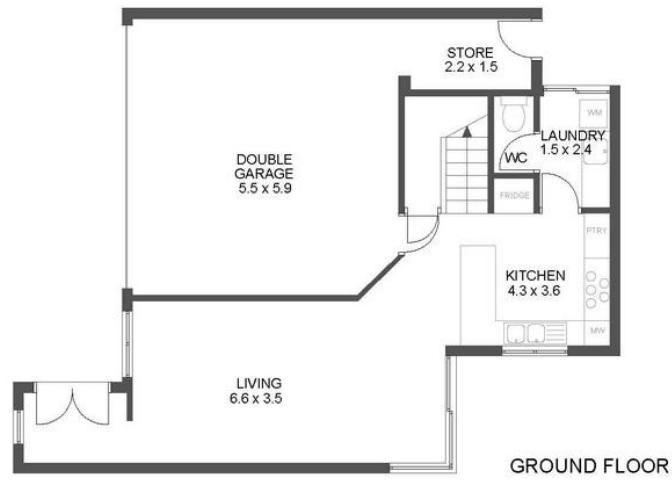
### Clint White 0422 960 305

Sales Executive | clint.white@ljhooker.com.au

### LJ Hooker City Residential (08) 9325 0700

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0 1 2 3 4 5  
scale in m



Not to scale

All measurements are approximate

Drawn for presentation purposes only

For LJ Hooker

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