

## Nollamara, 13B Woodchester Road

Wonderful Woodchester!

This beautifully maintained property is ready for just its second owner and is must see!

In a fabulous location, opposite Woodchester Reserve and close to the Yokine border, this superb quality, 3 bed, 2 bath home is ideal for the investor (incredible tenant in place until late October 2025), professional couple, young or growing family, or those looking to downsize to a low maintenance lifestyle.

Features:

- Open plan living with split a/c
- Quality kitchen
- Master with BIRs, ensuite & split a/c
- Beds 2 & 3 with BIRs
- Security alarm
- Compressed bamboo flooring



**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**  
From \$679,000

**View**  
[ljhooker.com.au/3SN1FGJ](http://ljhooker.com.au/3SN1FGJ)

**Contact**  
**Paul Hickey**  
0402 449 120  
[paul.hickey@ljhooker.com.au](mailto:paul.hickey@ljhooker.com.au)

**Clint White**  
0422 960 305  
[clint.white@ljhooker.com.au](mailto:clint.white@ljhooker.com.au)

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

High ceilings  
Double remote garage  
Private courtyard  
No strata admin fees

Council rates approx. \$1,641.55

Water rates approx. \$1,597.56

To arrange a private inspection, call Paul Hickey 0402 449 120 or Clint White 0422 960 305

## More About this Property

<b>Property ID</b>	3SN1FGJ
<b>Property Type</b>	Villa
<b>House Size</b>	100 m2
<b>Land Area</b>	200 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Paul Hickey 0402 449 120**

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

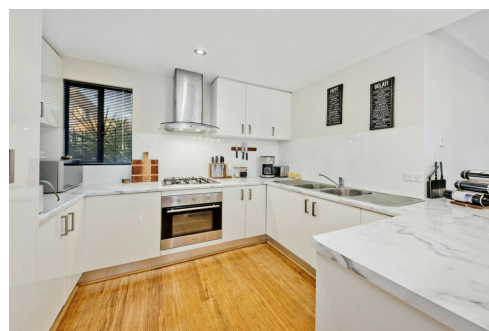
**Clint White 0422 960 305**

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

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

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Not to scale

All measurements are approximate

Drawn for presentation purposes only

For LJ Hooker

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