

15C Koorooda Road, Nollamara

Deluxe 3 x 2 | Xtra Functional | \$olid Investment

END DATE SALE - All offers presented on the 14th of May 2026
UNLESS SOLD PRIOR

Welcome to 15C Koorooda Road NOLLAMARA

We at LJ Hooker have sold many villas in Nollamara where this home has X factor with exceptional extras

This property has a timber decked entertainment alfresco high ceilings ceiling fans elegant cornicing and skirting timber floored living two fully tiled deluxe bathrooms and three generous sized bedrooms with floor to ceiling mirrored built in robes super deluxe carpet AC's in each and the master bedroom has a private ensuite

The open plan living dining alfresco surrounds the spacious kitchen featuring stone benchtops quality appliances plenty of cupboard space forming a sociable functional hub

Immediately outside the alfresco alike a Fresco is the golden heart of this home with attractive functionality of space extra class adjoining the double garage and the landscaped drive if required these can flow

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.

3 2 2

FOR SALE
End Date Sale

VIEW
Sun 3rd May @ 12:15PM - 12:45PM

AGENTS
Edi Carver
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Jatin Sethi
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AGENCY
LJ Hooker Mirrabooka
(08) 9344 5577

LJ Hooker

together open and be fresh bathed in sunlight

No Aston Martin but it would help and maybe add a jacuzzi if that will suit your style

Complete with solar array zapper remote alarm hard wired security cameras complete air-conditioning throughout drive through access three separate courtyards large double lockup garage and dedicated storage room this is the one you need

A prime portfolio entry level investment | Great potential lock and leave and an excellent first home in a great location

Bounce on this quality built boutique bargain | Des Penman Reserve & Northlands Shopping Centre nearby

Brief //

3 Bedroom - 2 Bathroom - Chefs Kitchen - Formal lounge dining - Air Con - High Ceiling - Ceiling Fans - Double Garage - Rear Access - Decked Alfresco - Storage Room - 3 car parking - Low Maintenance - Raised Garden Beds - Gas and Sewer connected - Built approx. 2009 - Land approx. 218 sqm - Home undercover approx. 126 sqm - Close to shops parks schools and transport - Shire rates approx. \$1710 per year - Water rates approx. \$1,175 per year

Details//

This gorgeous villa packs punch! Investors and First Home buyers hold up your hats! Offering 3 Bedrooms with Walk-In or Built-In Wardrobes, 2 Bathrooms, Double Car Garage with extended driveway for extra Cars. NO STRATA FEES! (yes, you read that right!), 30 Course High Ceilings, Split System Air Conditioning and all the bonus perks that come with being the rear house of the lot! NOTE TO BUYER: This home is currently tenanted, and the details are as follows; Tenants are currently paying \$780/week and their contract ends in January 2027. Buyers looking to move in right after settlement will need to know that the tenant will have the right to finish out the term of their contract, if they so wish. Buyers looking to purchase for investment reasons, please note that the tenants are open to renewing at the end of the lease term. This home has always been cared for and maintained with regular pest control, electrical inspections and good tenant selection. Accompanying all the above perks are, Open Plan Living, Low maintenance, 15 minutes from the CBD, Smoke Alarms and Sufficient Security, rest assured that you are making the right choice. Be quick as it WILL NOT last! Council Rates: Approx. \$1,710 per Annum Water Rates: Approx. \$1,175 per Annum Get in contact with Edi Carver to secure your viewing times! 0438 933 506 (08) 9344 5577 edward.carver@ljhooker.com.au

Location //

- 1.5km to TAFE
 - 550m to Des Penman Reserve
 - 550m to Robertsbridge Reserve
 - 1km to Dianella Primary College
 - 1km to Dianella Secondary College
 - 1.2km to Northlands Shopping Centre
 - 1.2km to Mirrabooka Shopping Centre
 - 2.5km to the Seven Mile Bar and Bistro
- (All measurements are approximate only)

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 incredible home

Great for investors singles couples and small families

Potential rent \$750 to \$800 per week

Currently tenanted at \$780 per week this property is a remarkable investment with a powerful yield

Addendum //

Pets are even allowed so there are no excuses here to seize the day with a stroll around Penman's park

Rates: ~ \$ 1,708.31 pa

Water ~ \$ 1,176.67 pa

Strata ~ \$ 0 p/qtr

T&C'S :

- End Date Sale - Offers presented 14 | 05 | 2026
- The sellers reserve the right to accept an offer prior to the End Date
- Finance offers welcome (A written pre-approval will assist you in the offer process)
- Building & Termite inspections are welcome
- Flexible settlement time frames available
- Subject to sale offers are welcome

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Edi : 0438 933 506

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Email direct : edward.carver@ljhooker.com.au

Disclaimer :

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having 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 you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PWHFF4
Property Type	Villa
House Size	126 m2
Land Area Including	218 m2
	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	High Ceilings
	Alfresco
	Ceiling Fans
	Remote Alarm
	Drive Through Access
	HWS Cameras
	Storage

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

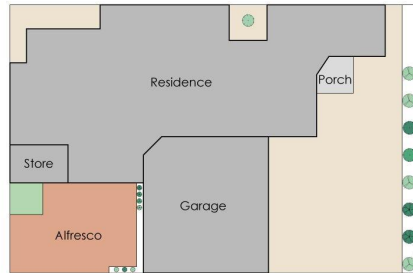
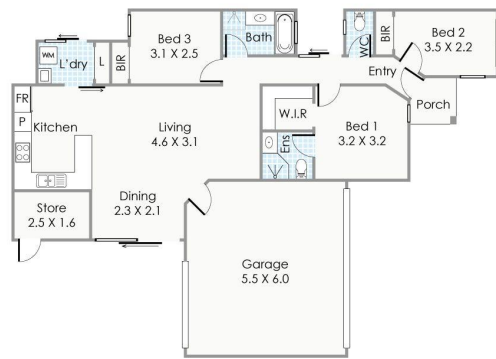
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Approximate Areas

Residence:	87m ²
Garage:	33m ²
Store:	4m ²
Porch:	2m ²
Total Area:	126m²

The Applicant for Australian property only to whom the agent of the property, will not be held responsible for any errors or omissions in this document. The Applicant for Australian property only to whom the agent of the property, will not be held responsible for any errors or omissions in this document. The Applicant for Australian property only to whom the agent of the property, will not be held responsible for any errors or omissions in this document.

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