



25B Newhaven Way, Nollamara

## Deluxe 3 x 2 | Immaculate | Spacious

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

Welcome to 25B Newhaven Way NOLLAMARA

Excellent first home & prime portfolio investment with secure potential to lock and leave

Robertsbridge Reserve | Dianella Primary and Secondary College | Central Residential Street

This is a lock and leave legend for investors with many people making thousands per week doing Air BnB

Home buyers will love this neat and tidy spacious low maintenance villa alfresco opportunity for the simple lifestyle

A few steps from the popular Robertsbridge Reserve | Convenience location | Nollamara Shops nearby | Nearby Des Penman Reserve

Brief //

3 2 3

**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Mirrabooka

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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**

3 Bedroom - 2 Bathroom - kitchen with meals - Formal lounge - Formal Dining - Split System Air Conditioning - Dining alfresco - Security Installed - Self care gardens - Reticulation - Gas and Sewer connected - Built approx. 2013 - Land approx. 200 sqm - Home undercover approx. 140 sqm- Close to shops parks schools and transport - Shire rates approx. \$1655 per year - Water rates approx. \$1225 per year

#### Features //

Located in the heart of Nollamara bordering Dianella College and Robertsbridge Reserve offering separate kitchen dining and living areas 3 generous bedrooms master with extra BIR space separate bathroom and large laundry in the garage with private drying courtyard 2 x WC split system air conditioning front private alfresco yard plus drive way space with easy care plants welcoming visitors

#### Property //

Downsizers young couples investors this is an easy care street front villa home that is well presented well located secure spacious and with \$strong rental returns

Located near the popular Robertsbridge Reserve with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining separate living and 3 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport

Family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities

The bedrooms are a good size with durable comfortable wood styled floors and the wet areas have quality tiled flooring attractive and durable in the living areas throughout adding that natural purity and cleanliness perfect for all year around weather too

Currently this well cared for property has a CrimSafe screen security front door and windows allowing natural lighting with protection and sophistication maximising views of the lavish front portico area which may function as an excellent home office area around the large elevated garage and driveway

The parking areas include 2 garage parking potentially an extra car bay if required and there is plenty space for more parking on this relatively quiet private street location

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Robertsbridge Reserve and Des Penman Tennis whilst offering everyday conveniences like Nollamara Shopping Centre for all your shopping needs and the Seven Mile Bar and Bistro for shopping socialising and fantastic fun

A convenient property in one of the more functional locations NOLLAMARA has to offer with very low costs perfect for downsizers young couples minimalists and definitely secure lock and leave investing

#### Location //

- 100m to Robertsbridge Reserve

#### Addendum //

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

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

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 home suitable for investors but singles couples and small families amazing and perfect

VACANT POSSESSION available

Potential rent \$750 to \$800 per week

Tenanted at \$760 per week this property is a remarkable investment with a powerful yield

Specs//

Built : 2013

Garage : 32 sqm

Porch : ( approximately ) 2m

Veranda : ( approximately ) 11m

Total : ( approximately ) 201 sqm

Alfresco : ( approximately ) 20sqm

Drying Courtyard : ( approximately ) 6m

Undercover : ( approximately ) 149 sqm

Shire Rates : ( approximately ) \$1655.51 p.a.

Water Rates : ( approximately ) \$1,222.92 p.a.

Total Strata : \$0

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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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 PWSFF4  
Property Type Villa  
House Size 132 m2  
Land Area 201 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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