

# A/3 Aparara Way, Nollamara, WA 6061

**BELLCOURT.**

## House For Sale

Saturday, 18 January 2025

A/3 Aparara Way, Nollamara, WA 6061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Phoebe Shi  
0864787811



Johnson Loh  
0864787811

## OFFERS

Distinctly Different! Discover the future of modern living in this stunning brand-new 4 bedroom 2 bathroom street-front two-storey home that offers a unique lifestyle far beyond the typical 'lock up and leave' townhouse. It flawlessly combines cutting-edge design with unparalleled efficiency, showcasing a smarter, leaner and greener low-maintenance way of life in the process. Constructed with innovative SolarSpan and InsulWall panels, this InsulLiving abode – inspired by Bondor – offers a fully-engineered lightweight system that has not only accelerated the build, but also ensures easy-care living for many years to come. At ground level, soaring 3.3-metre-high (approx.) ceilings add an overwhelming sense of comfort to the spacious open-plan living, dining and kitchen area, where an island breakfast bar is complemented by a sparkling stone bench tops, a storage pantry, a breakfast bar, double sinks, electric range-hood, cooktop and oven appliances and a dishwasher. A private and covered rear alfresco deck encourages tranquil outdoor entertaining off here, within an intimate backyard setting. Also downstairs is a huge master-bedroom suite with full-height built-in wardrobes and a connecting fully-tiled ensuite bathroom – shower, toilet, stone vanity and all. It is neighbored by a powder room off an efficient laundry with storage and external access for drying. Upstairs, a functional carpeted second living room – with a double-door linen press – is the perfect flexible multi-purpose retreat for kids or young adults. The three spare bedrooms are all extra-large and have built-in robes of their own – and are all cleverly serviced by a well-appointed and fully-tiled main family bathroom with a shower, separate bathtub, toilet and stone-vanity basin. Community living at its very best beckons, with this unique residence nestled just a stroll away from Nollamara Shopping Centre – and its premium location also placing you on the doorstep of lush Des Penman Reserve, where sprawling green fields invite you to unwind and relax in total peace and quiet. With bus stops, other verdant local parks and fantastic community sporting facilities all a matter of footsteps away as well, absolutely everything you need is at your fingertips – Nollamara Primary School included. Nearby Primewest Northlands Plaza offers an array of shopping and dining options, while other popular schools such as St Lawrence Catholic Primary and Dianella Secondary College cater to all ages. Experience the culinary delights of the buzzing Main Street food and cafe strip, or venture to Westfield Innaloo and the amazing new Karrinyup precinct for a shopping spree on your own terms. Furthermore, enjoy seamless access to the freeway, train stations and major roads, making trips to the coast, the city and Perth Airport an absolute breeze. Whether you're headed to the picturesque Swan Valley or simply indulging the local amenities, there truly is something for everybody, here. Style meets sustainability from within these very walls. A new standard of excellence awaits! Other features include, but are not limited to: ☑ Wide feature entry door ☑ High 2.8-metre (approx.) upper-level ceilings ☑ Ample natural light throughout ☑ Engineered wooden floors ☑ Carpeted minor upper-level bedrooms ☑ Stone bench tops throughout ☑ Entry storage cupboard ☑ Mirrored bedroom robes ☑ Rain showerheads ☑ Ducted air-conditioning ☑ Security-alarm system ☑ Stylish light fittings ☑ Low-maintenance landscaping/gardens ☑ Remote-controlled double lock-up garage with a storage area and internal shopper's entry

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. Whilst Bellcourt have made every effort to ensure the information listed (including but not limited to chattels, features, photos and all rates) is reliable and accurate at the time of advertising the property all clients must carry out their own independent due diligence to ensure the information provided is correct and to the buyers expectation.