



6 Nobilis Street BEELIAR, WA



FAMILY HOME with ROOM TO GROW

- Welcome to 6 Nobilis St Beelias - A generous family home showcasing modern design with effortless flow between the spacious living zones and private, quiet spaces, perfect for every member of the family to enjoy today's modern lifestyle.

Sitting comfortably on an elevated 450sqm corner block, accomodating 4 bedrooms, 3 bathrooms and multiple living zones and a wealth of storage, this is a home you can live in and love and grow into for the future.

Outdoors the decked, all-weather alfresco ensures entertaining all year round, while the double lock up garage has rear access with single roller door at the rear and extra space a

BEST OFFERS FROM \$799,000

Type : House
Sold Date : Tuesday, 5th December 2023
Land : 450 m2

Council Rates : \$2,388.00/year (approx)

Water Rates : \$107.00/year



Anthony Vergona

Marta Vergona

0438764762

0406398003



PROJECT ADDRESS:
Lot 216 (M6) Nobilis Street, BEELAR

CERTIFICATE NUMBER:
011189217

ISSUANCE DATE:
02/12/2018

DESIGNER NAME:
Thermarate

DESIGNER SIGNATURE:
Thermarate

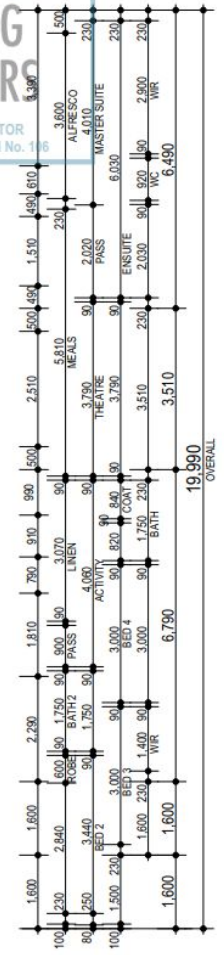
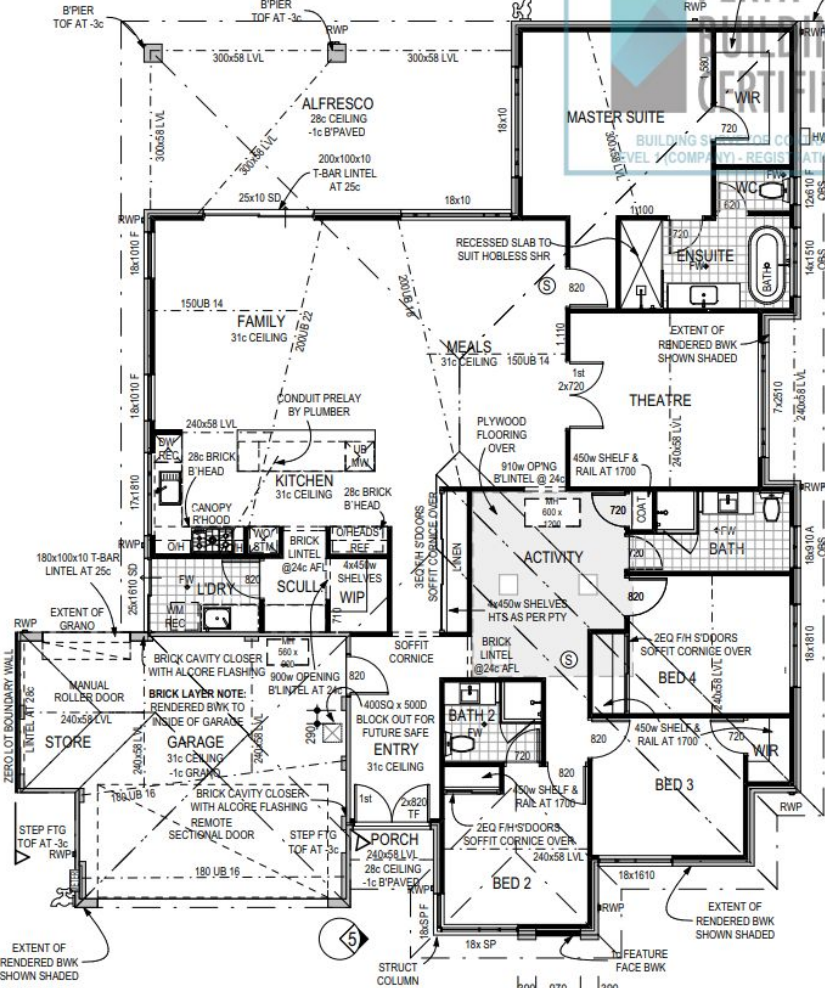
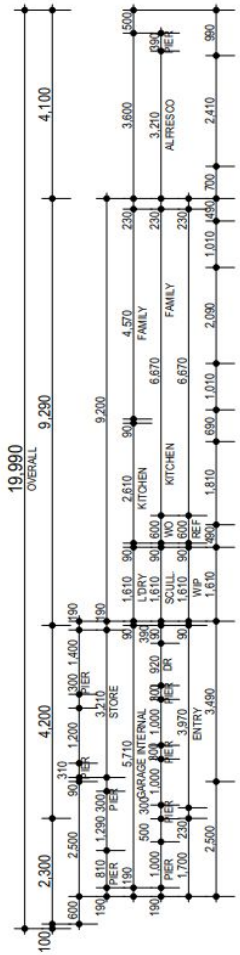
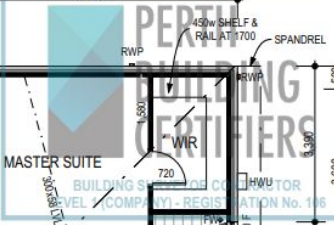
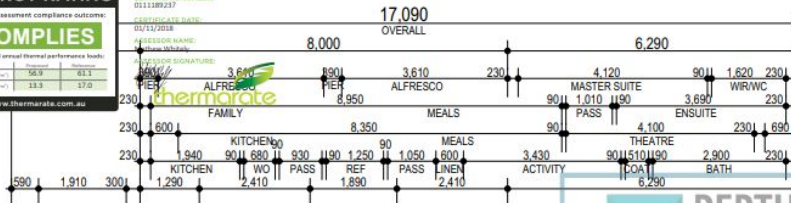
Energy assessment compliance outcome:	Overall	Winter	Summer
COMPLIES	6.13	6.13	6.13

Calculated annual thermal performance based on:
 - Annual solar radiation: 13.5
 - Annual temperature: 17.0

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ROOF AREA(m2 ON THE FLAT)		306.25
AREAS:		
HOUSE	PERM. (m)	AREA (m ²)
	69.74	207.82
GARAGE/STORE	26.56	39.64
ALFRESCO	23.20	28.80
PORCH	6.22	2.35
		278.61 m ²

LIN/PTY SHELVES SETOUT
SCALE 1:100



FLOOR PLAN
SCALE 1:100

