

1 Laddon Road, Clarkson, WA 6030

House For Sale

Monday, 27 May 2024

1 Laddon Road, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Zed Ahmadi
0421245274



Rash Dhanjal
0410564761

FIXED DATE SALE

Zed Ahmadi from Team Rash at The Agency is excited to present this delightful home, perfectly situated close to all amenities. Located in the highly sought-after Catalina Estate, this exquisite townhouse exudes style, elegance, and sophistication. It's ideal for a variety of buyers, including families, professional couples, and those relocating from the Eastern states to WA. This beautiful residence showcases modern living at its best, featuring a reverse cycle air conditioner throughout the house for all year-round comfort.

Ground Floor – The brilliant ground floor features an exquisite master bedroom, a cozy front lounge, a charming study nook, and a stunning kitchen equipped with 900mm appliances, dishwasher and a walk-in pantry. The breakfast bar island offers ample space for stools, complemented by a spacious dining area. Additionally, the fantastic living area boasts tiled flooring for easy maintenance.

Upstairs – The upstairs layout includes two spacious bedrooms with ample wardrobe space, a well-appointed family bathroom, and great size windows that offer plenty of great views of the picturesque Catalina Estate. This property offers a low-maintenance lifestyle, perfect for lock-up-and-leave convenience. Situated within close proximity to all essential amenities, including freeway entrances, train stations, parks, shops, schools, and more, it ensures easy access to everything you need.

STUNNING PROPERTY FEATURES:

- Master bedroom with nice ensuite, ducted reverse cycle air conditioner, brilliant walk-in robe,
- 2x Large size bedroom with big wardrobes and great views of Catalina Estate, & Ducted reverse cycle Air conditioner,
- 18x Solar Panels - 6.5 kW Inverter – to help save on your bills\$\$\$
- Brilliant front lounge
- Cute study nook
- Open plan kitchen with 900mm appliances, dishwasher and plenty of bench top with break fast bar & Well-crafted splashback. Walk-in pantry
- Ducted reverse cycle air conditioner,
- Low maintenance back yard
- Stunning alfresco to enjoy a nice day drink with friends and family
- Open plan living area with ducted reverse cycle air con,
- Double garage
- Tranquil street – walking distance to schools and parks

RATES -

- Council Rate approx \$ 2000 pa
- Water Rate approx \$ 1200 pa
- Rental potential \$ 650 - 700 pw
- Block Size: 295 sqm
- Built Year: 2018

LOCATION FEATURES

- Close to great schools
- Easy access to the freeway entrance
- Just moments from Neerabup Industrial Area
- Close to public transport – Clarkson Train station

Expressions of Interest Close 12th of May 2024 at 7.30pm (unless sold prior). With everything you could possibly want under one roof and close to the wide array of amenities the community of Catalina Estate has to offer, this is a rare opportunity to secure the perfect home, you can share with family and friends. Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area! Zed on 0421 245 274 - zeda@theagency.com.au Rash on 0410 564 761 - rashd@theagency.com.au

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.