

# 107 Aviator Boulevard, Clarkson, WA 6030



## House For Sale

Saturday, 4 November 2023

107 Aviator Boulevard, Clarkson, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 172 m2**

**Type: House**



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## High \$500,000s

Well-presented modern 2 story townhouse, located in the sought-after Catalina Estate. This ultra-modern designed property is all about style and convenience, with super low maintenance gardens and no lawns to look after. Simply drive into the garage, walk through the shopper's entry, sit-down and enjoy the cool Airconditioning. For those looking to add a property to their rental portfolio, this is an excellent opportunity to secure an ultra-low maintenance investment in a sought-after area. Features include:

- Catalina Estate location
- Architecturally designed
- Hi spec finish
- 4 Bedrooms
- 2 bathrooms
- 3 WCs
- Double lockup garage with workshop/store
- Shopper's entry
- Low maintenance gardens
- Artificial grass
- Master bedroom with ensuite & walk-in robe
- Semi ensuite to second bedroom
- Stone bench tops
- Stainless Steel kitchen appliances
- Dishwasher
- Scullery to kitchen
- Easy care tiles downstairs
- Comfortable carpet upstairs
- Air conditioning
- Private courtyard/Alfresco
- Close to shops and other amenities
- Clarkson train station minutes away
- Schools close by
- Vacant possession
- Rent potential \$550 to \$600 pw
- Council rates \$ 2126 pa
- Water rates pa \$1193 pa
- No strata fees

With this property's quality and location, the market running hot with no sign of it slowing down, intense demand for more rental stock, this property is prime for sale and will sell quickly. For your opportunity to view contact me today.