

# 11 Clarity Elbow, Atwell, WA 6164

Regal Gateway

## Sold House

Wednesday, 13 March 2024

11 Clarity Elbow, Atwell, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 358 m2

Type: House



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**\$770,000**

Regal Gateway Property proudly brings to you modern living at its best. Situated in sought after Harvest Lakes in Atwell, the property offers a whisper quiet location and is within a :

- 2 minute walk to Harvest Lakes Village, Medical Centre, 2 pharmacies, Day Care Centre and speciality stores
- 5 minute walk to the Aubin Grove train station
- Short walk to Harmony Primary School and Atwell College

With no expense being spared in the build and finishing of this freshly painted, light and airy home, additional features you will love include:

- Open plan living and dining area with high ceilings, french doors to separate the living zone and laminate bamboo flooring
- Dedicated theatre room with screen, projector and surround sound system included in the sale if desired
- Well appointed kitchen with glass splash back, 900m ceramic electric cooktop, separate oven, overhead and under counter cabinets, banks of drawers, large fridge recess, built in dual cartridge water filter, large pantry, dishwasher, corian bench tops and an abundance of work and storage space and power points
- Master bedroom with walk in robe and deluxe ensuite with double shower heads, his and hers basins and separate toilet
- 2 other generously proportioned bedrooms with large robes
- High end carpets to the bedrooms
- Separate laundry with large linen cupboard
- Main bathroom with separate shower, bath tub and toilet
- Large, decked alfresco dining area for year round entertaining
- Quality window treatments throughout with crimsafe security screens including the doors
- Ceiling fans throughout including the alfresco
- Oversize 2 car garage with room for storage, workshop, high ceilings to accomodate vehicles with roof racks and additional power points
- Ducted reverse cycle air conditioning throughout with individual room controls and smart system remote controls
- Instaneous gas hot water system or unlimited hot water
- 6.6KW solar system
- LED lighting throughout with dimmers
- Security system
- Picture rails, designer cornices and skirting boards
- Dedicated cat run for your fur babies
- Reticulated garden with established fruit trees
- Council Rates \$1898.86 per annum
- Water rates \$1306.98 per annum

Built in 2010 on a 358sq block with 160sq of internal living space, this north facing gem perched behind white picket fencing offers a modern timeless facade with great street appeal. With too many features to list, viewing of this property will exceed your expectations. Call SAMANTHA FRANCIS on 0403 434 667 for more information.\*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client. Figures and information may be subject to change without notice.