

115 Aviator Boulevard, Clarkson, WA 6030



House For Sale

Wednesday, 17 January 2024

115 Aviator Boulevard, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 225 m2

Type: House



Josh Curtis

0894006300

From \$499,000

Perfectly positioned in the heart of the pristine 'Catalina' Estate of Clarkson, surrounded by new quality homes and friendly neighbours. Only a few minutes from Clarkson train station, Mindarie Marina, and Ocean Keys Shopping Centre; this stylish urban home boasts fresh paint, landscaping, and is ready to move into today! If you're looking to escape the rent trap, then this one is worth some serious attention. • Proudly positioned in the private 'Catalina' Estate, only moments from the beach, this picture-perfect home is located close to the wonderfully playful 'Drimmie Park'. Immaculately presented from start-to-finish and proudly perched on an elevated 225sqm block; 115 Aviator will be perfect for downsizers & professional couples alike who want minimal upkeep and the ability to 'lock-up & leave' at a moment's notice. • Fitted with 2x split-system air conditioning units, lofty 32c ceilings throughout, fibre optic internet, and LED lighting; you can rest assured bills will be kept to a minimum in this near-new 2015 property. With similar properties achieving a current rental yield of \$550 - \$600 a week and continuing to rise; this green-title 3x2 home is tenant-ready and sure to give you an excellent return on investment for years to come! • The master bedroom is central to the home and features 'his & hers' walk-in robes, carpets, and blackout curtains. Serviced by an open ensuite with a shower, vanity + storage, and a separate toilet for extra privacy. Both minor bedrooms are similarly dressed, including double-sliding robes for storage, and a modern family bathroom with a shower and bath. The European laundry is a real space-saver and runs the length of the main hall, giving you masses of extra storage, keeping the mess tucked away. • The central island kitchen is contemporary in design and presented with a few notable upgrades including: 900mm gas stovetop, 900mm rangehood, 600mm electric oven, double fridge recess, dishwasher, built-in pantry, breakfast bar, and soft-closing drawers & storage. • The living and dining area is light and bright with fresh paint, LED light, and high ceilings giving the area a cool and comfortable feel. The rear alfresco will be your place of Zen for enjoying your morning coffee or entertaining family and friends with an evening BBQ; ideal for those who need a low-maintenance space; the no-nonsense outdoor courtyard is great for pot plants, and the open rear garage provides extra light into the area so you don't feel 'boxed in'. • EXTRAS INCLUDE: Instantaneous hot water, alarm system, additional power points, coaxial points, internet points, and more! Call Josh Curtis on 0425 017 960 to obtain your expression of interest form before the home open; see you on Sunday!