

12/100 Clementine Bvd, Treeby, WA 6164



Sold Retirement Living

Wednesday, 22 November 2023

12/100 Clementine Bvd, Treeby, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 312 m2

**Type: Retirement
Living**



Property Now
1300664773

Contact agent

THIS property is UNDER OFFER ASPIRE OVER 55s living STRATA TITLED gated Community (not leasehold , in Aspire you own both the house and land) ASPIRE is a unique place to live in retirement. Great location, close to many facilities such as Cockburn Gateway Centre, Medical centres, hospitals, Community Centres, local IGA 100 metres walk with Cafe, bus stops, Harrisdale Shopping Centre. Good Freeway access and train station nearby. Modern estate, recently completed and fully established with 157 houses. A busy social calendar for those who wish to fully involve themselves, from Mahjong , crafts, sewing, quilting, Bridge and cards to Yoga and Seniors Zumba. Or just relax and enjoy the secure safe and friendly location if you prefer. A lifestyle of fun and ease. CLUBHOUSE enjoy your new lifestyle in a large, near new, beautifully designed space where many activities and functions happen weekly. POOL heated GYM CHANGE ROOMS AND SHOWER LIBRARY MULTI PURPOSE ROOM with large TV KITCHEN BARMEDIA AND MOVIE ROOM LOVELY OUTDOOR PATIO AND BBQ. POCKET PARKS WITH BBQ and EXERCISE EQUIPMENT PUTTING GREEN 4 HOLES POOL TABLE, DARTS AND TABLE TENNIS UNIT 12 HOUSE House design is the Augusta which is one of the larger Aspire designs. Brick and Colorbond roof Spacious with wider doors, hallways and shower access. This home has many additions and features on a 312sqm block. 3 bdm or 2 large bedrooms and a large study, double garage, garden. Fully paved along side of property and washing line area. 1. Large rear patio area is paved with beautiful travertine and has a feature granite water wall plus limestone planter boxes. 2. Outdoor weatherproof blinds with remote control protect the patio area from weather and insects. 3. 22 Solar panels, quality Frontius inverter, giving you cheap power. 4. Covered roof patio over side clothesline area. 5. Attic with pull-down ladder in garage roof for extra storage. 6. Extensive outdoor feature lighting. 7. Patio heater. 8. Patio quality ceiling fan. 9. Long LED light in garage. 10. Numerous additional power points throughout house. 11. Garage shelving units. 12. Specialist art spotlight rail lighting hallway and lounge areas. 12. Ceiling fans in all rooms. 13. Kitchen has a Scheweigen almost silent range hood, ducted outside. Blanco oven and dishwasher. 14. Extra pull-out soft close kitchen drawers. 15. LED lighting under overhead kitchen cupboards and island bench. 16. No gas hob as is soon banned as a health hazard. Giant board instead and portable induction plug ins for cooking. 17. Air fryer combo microwave brand new. 18. Feature light over dining area 3 colour settings. 19. Dimmer switches. 20. Tinted glass to back window and bedroom. 21. Frosted feature glass to bathrooms, garage and laundry and front doors. 22. Feature display shelves on lounge wall. 23. Roller Blinds and white shutters. 24. Water filter to kitchen sink. 25. Brand new vinyl boards to 3 rooms so no carpet. 26. Established plants with reticulation front and back. 27. Hoselink and front tap and side hoselink. 28. Key lockbox out front. 29. Specialised wave pattern glass divider on kitchen bench so you can't see kitchen mess behind when entertaining. Defined breakfast bar. 30. WIR to main bedroom with extensive fit-out of shoe shelves, extra drawers and shelves, double hanging space with sliding glass doors and mirrors. 31. Separate cord to operate exhaust fan in ensuite. 32. White Shutters main bed , study, 2nd bedroom, kitchen and bathrooms. 33. Insulation to house and garage. 34. Shopper door entry from garage to house. 35. Rear roller door to back of garage. 36. Number plate recognition system for entrance via gates. Gates are closed between 6pm and 6am daily. 37. Private mail box for each house in clubhouse. 38. Security doors to front, laundry and back. 39. Side lockable. 40. Double door storage cupboards. 41. Well appointed laundry. 42. Ducted reverse cycle air conditioning. 43. Main bathroom and 1 ensuite. This house is complete in every way. You can just move in with nothing to do as the gardens are fully established and reticulated. U12 is in Aspire Stage 1 so has larger frontage and driveway plus views from the rear to open sky. Strata fees only \$2000 a year or \$500 a quarter. Council rates and water rates tba approx \$2500 a year. House plans to be uploaded soon. This is a rare opportunity to move into Aspire as houses do not come up often. Downsize and travel more.