

# 12 Clarity Elbow, Atwell, WA 6164

Regal Gateway

## Sold House

Wednesday, 28 February 2024

12 Clarity Elbow, Atwell, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 381 m2

Type: House



Samantha Francis

0403434667

**\$730,000**

Located in sought after Atwell Harvest Lakes and within walking distance to schools, shops, Day Care centre, Medical Centre, pharmacies and public transport, this neat, modern, low maintenance property offers a functional and spacious floor plan, a well appointed kitchen and generous bedrooms. Property Features Include: • Master bedroom with walk in wardrobe, reverse cycle split system air conditioner and TV point • Bedrooms two, three and four all with built-in wardrobes • Ensuite with toilet, vanity, shower • Bathroom with bath tub with shower head, vanity and toilet • Kitchen with double sink, pantry, dishwasher, gas cooker top, electric oven, range hood, double fridge freezer recess, breakfast bench, tiled splashback and loads of bench and cupboard space • Open plan meals and family rooms with reverse cycle air conditioner and gas point • 31 course high ceilings to the kitchen, family and meals areas • Laundry with built-in linen cupboard • Low maintenance yard • Paved alfresco area • Security screen to front door • Double garage with shoppers entry • Solar panels • Built in 2010 • 381sq block • 233.21sq of internal living space • This property is currently leased on a fixed term lease till 16/06/2024 at \$570.00 per week Call Samantha 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.