

**12 Delany Mews, Clarkson, WA 6030**



**House For Sale**

Friday, 17 November 2023

12 Delany Mews, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 671 m2**

**Type: House**



Chris Wilcox  
0452574440

**From \$469,000**

Nestled at the peaceful end of a quiet cul-de-sac, this charming 3-bedroom, 1-bathroom property epitomizes the ideal family home. Enjoy the convenience of living just moments away from local schools and parks, all while being just a short drive away from the bustling Ocean Keys Shopping Centre, the allure of local beaches, the picturesque Mindarie Marina and the convenience of Clarkson train station. The strategic location not only ensures an effortless daily routine but also opens doors to a myriad of recreational activities, creating a lifestyle that seamlessly blends tranquility with urban convenience. Step into the backyard, and you'll be greeted by a STUNNING oasis, boasting ample space for dogs and children to play freely. This residence is tailor-made for small families, first-time homebuyers, or savvy investors keen on riding the wave of Western Australia's current rental boom. Don't miss the chance to experience the best of both worlds - a cozy haven at the end of a quiet street, with the vibrant pulse of schools, parks, transportation hubs, shopping, and leisure destinations just moments away. Embrace a lifestyle that marries comfort, accessibility, and the boundless allure of Western Australia's coastal charm.

**KEY FEATURES**

- Entertain in style under the spacious patio, equipped with roll-down sun-shade blinds - an ideal setting for hosting memorable gatherings.
- Immerse yourself in the allure of beautifully landscaped front and back gardens, a true paradise for avid gardeners!
- Harness the power of sustainability with solar panels, while an alarm system ensures peace of mind and security.
- Embrace eco-conscious living with rainwater storage tanks, seamlessly blending efficiency and environmental responsibility.
- Elevate your eco-friendly lifestyle with a solar hot water system and enjoy practicality with two storage sheds.
- Experience pure comfort in the sunken lounge room, complemented by split-system AC for the ultimate relaxation.
- Retreat to the opulent queen-size main bedroom, featuring a split-system AC, soothing ceiling fan, and a good size walk-in robe.
- Discover well-appointed spare bedrooms boasting ceiling fans and built-in robes, perfectly balancing functionality and comfort.
- Unwind on a vast 671sqm block, discretely tucked away in a tranquil cul-de-sac, offering a spacious retreat for your family's enjoyment.
- Revel in the prime location, just moments away from local schools, parks, transport hubs, and sun-soaked beaches, with the added convenience of Ocean Keys Shopping Centre & Mindarie Marina at your doorstep.