

# 12 Orenco Bend, Clarkson, WA 6030

## House For Sale

Saturday, 27 April 2024

12 Orenco Bend, Clarkson, WA 6030

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: House



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## Offers Over \$ 450k

Zed Ahmadi representing TeamRash at The Agency, unveils this captivating abode, tucked within the bustling embrace of urban convenience. Set within the prestigious Somerly Estate, this townhouse is a tapestry of sophistication, weaving together elements of allure, finesse, and refined charm. A sanctuary for both investors and novice homeowners, it embodies the essence of contemporary living, beckoning all to embrace its harmonious symphony of potential. This residence boasts an expansive living space, complete with a breathtaking kitchen adorned with 600mm appliances and a charming breakfast bar countertop. Comprising two bedrooms and two bathrooms, along with three toilets and outfitted with two split-system air conditioners, it ensures optimal comfort year-round. Moreover, it includes a spacious double garage for added convenience. Upstairs, the two bedrooms exude a sense of spaciousness and tranquillity. This property offers a low-maintenance lifestyle, perfect for lock-up-and-leave lifestyle. Situated within close proximity to all essential amenities, including freeway entrances, train stations, parks, shops, schools, and more, it ensures easy access to everything you need.

**STUNNING PROPERTY FEATURES -**

- Master bedroom with split system air conditioner, nice ensuite, large robe
- 2 Bedrooms, 2 Bathrooms, 3x toilets & Double Garage,
- Large open plan living area
- Kitchen with 600mm appliances, dishwasher and plenty of bench top with break fast bar & Well-crafted splashback.
- Split system air conditioner 2x
- Low maintenance lock-leave lifestyle,
- Plenty of storage areas, inside and outside of the house,

**RATES -**

- Strata Fees \$ 270 per quarter
- Council Rate approx \$ 1700 pa
- Water Rate approx \$ 1200 pa
- Rental Potential \$ 500 - \$ 550 pw
- Block Size: 156 sqm
- Built Year: 2010

**LOCATION FEATURES -**

- Close to great schools
- Easy access to the freeway entrance
- Just moments from Neerabup Industrial Area
- Close to public transport – Clarkson Train station

With everything you could possibly want under one roof and close to the wide array of amenities the community of Clarkson has to offer, this is a rare opportunity to secure the perfect home, you can share with family and friends. Call Zed from Team Rash to register your details for all our upcoming new listings and we will do our best to help you find the perfect house in the area! Zed on 0421 245 274 - zeda@theagency.com.au Rash on 0410 564 761 - rashd@theagency.com.au

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.