

**17 Kitson Turn, Clarkson, WA 6030**

**CENTURY 21**

**Sold Townhouse**

Monday, 8 January 2024

17 Kitson Turn, Clarkson, WA 6030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type: Townhouse**



Joe Morrow  
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## Contact agent

This well presented two storey townhouse is designed for convenience and the modern lifestyle. Superbly finished and featuring a fantastic floor plan set across two levels with 2 generous sized bedrooms, 2 well-appointed bathrooms, quality kitchen and a relaxing terrace balcony from the master bedroom presenting a wonderful opportunity to secure for all buyers. Currently leased until 2 January 2024 with an ideal tenant hoping for lease extension. Potential current market rent is approximately \$490 – \$500 per week. Situated in Somerly Central just a short distance to Clarkson train station (approx. 350m), Ocean Keys Shopping Centre, local parks, schools, conveniences, and just minutes to Mindarie Marina and beach. With little to no maintenance to speak of, this property is perfect for the commuter, astute investor, busy professionals, couples, or retirees looking for a lock-up and leave lifestyle base. Key features include: Ground Floor: \* Tiled entry hall \* Front formal lounge/theatre room \* Kitchen and meals inc reverse cycle air-conditioning unit \* Kitchen inc fridge recess, s/s rangehood over s/s gas cooktop, s/s oven, built-in pantry cupboard, microwave recess, dishwasher recess, double s/s sink, overhead cupboards and breakfast bar \* Laundry and powder room with 3rd toilet \* Understairs storage cupboard First Floor: \* Master bedroom inc reverse cycle a/c, triple mirrored sliding door built-in robe and ensuite bathroom with shower, vanity, toilet and private balcony \* 2nd bedroom inc double mirrored sliding door built-in robe \* 2nd bathroom inc shower over bath, vanity and toilet \* Double door built-in linen cupboard Outside: \* Front enclosed courtyard \* Rear paved courtyard and outdoor entertaining area \* Double garage inc remote door \* Lockable storeroom \* Gas continuous flow hot water system \* Built in 2011 on 141 sqm approximately 109 sqm internal living \* Approximate strata levy \$249.60 per quarter (inc admin and reserve)