

# 181 Celebration Boulevard, Clarkson, WA 6030

## House For Sale

Thursday, 13 June 2024

181 Celebration Boulevard, Clarkson, WA 6030

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Andrea Lloyd

0400975004

## UNDER OFFER!

UNDER OFFER BY ANDREA LLOYD! HOME OPEN CANCELLED SUN 16th JUNE 2024. This superb well presented townhouse offers an easy care low maintenance lifestyle and lies in a desirable position which is close to an array of amenities including shopping precincts, medical facilities, a short walking distance to the train station, and a short distance to the Mitchell Freeway to name a few. The property comprises an open plan living, kitchen and dining area which is light filled through the extraordinary high ceilings where you can embrace the sense of space this gorgeous home offers. The king size master bedroom features an abundance of storage with mirrored built in robes and also boasts plenty of room for additional furniture. Upstairs on the mezzanine level is a large versatile space which could easily be used as a second bedroom, additional living area, home office, or simply a space which suits your personal requirements. A private courtyard is situated to the rear with access to a generous store room, and a single garage. There is also plenty of off street parking for additional vehicles. Don't miss this amazing opportunity to secure this wonderful property as your very own home, or an incredible investment to add to your property portfolio.

**Property Summary:-** Fully fenced low maintenance front garden with artificial turf, paving and established garden beds.- Light & bright open plan living, kitchen and dining which enjoys soaring high ceilings and emanates a real sense of home.- Functional kitchen boasts handy breakfast bar, 600mm appliances including dishwasher, microwave recess, great sized fridge recess and a choice of storage options including overhead cabinetry.- The kitchen overlooks the dining which seamlessly flows through to the outdoor entertaining area.- Comfortable living area is perfect for everyday living.- Upstairs possesses additional space which is very roomy and ideal for any purpose which will suit any homeowner. This space is light filled and comprises elegant plantation bi-fold shutters which overlooks the downstairs area when open.- Spacious king size master bedroom with triple mirrored built in robes.- Functional ensuite features glass shower recess, vanity with plenty of undermount storage and W/C.- Laundry with S/S trough and plenty of room for top loader or front loader washing machine.- Additional storage/linen cupboard is beneath the stairwell.- Private courtyard with shade sail which is perfect for relaxing or entertaining with friends and family.- Personal storage room is ideal for all of those 'added extras'.- Single garage with additional off street parking.

For further queries contact Andrea Lloyd on 0400 975 004 or email [andrea.lloyd@peard.com.au](mailto:andrea.lloyd@peard.com.au)

Strata Levies: \$291.00 per quarter (approx) Council Rates: \$1700 per annum (approx.) Block Size: 181m<sup>2</sup> (approx.) Year Built: 2011 (approx.)

**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.

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