

**193 Aviator Boulevard, Clarkson, WA 6030**



**Sold House**

Friday, 29 September 2023

193 Aviator Boulevard, Clarkson, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**

**\$635,000**

Welcome to your dream family home in the heart of the highly sought-after Catalina Estate! This newly built gem offers not just a place to live, but a vibrant lifestyle for all. Nestled in a family-friendly neighbourhood, this property is just a short drive away from local schools, beautiful parks, the convenient Clarkson train station, and the bustling Ocean Keys Shopping Centre. For those seeking leisure and tranquility, Mindarie Marina is just a short drive away, offering breathtaking waterfront views and dining options. This spacious, move-in-ready home is perfect for first-time buyers, mid-size families, or savvy investors looking to capitalize on the current rental boom in Western Australia. With its modern design, generous living spaces, and proximity to essential amenities, it's an opportunity you won't want to miss. Your new chapter starts here in Catalina Estate, where the best of suburban living awaits. Don't wait; make this your new home today!

**KEY FEATURES:**

- Experience culinary delights in a chef quality kitchen with a scullery, 900mm oven, 5-burner gas cooktop, range-hood, elegant stone countertops, a generous island, roomy double fridge space, dedicated dishwasher area, and an abundance of sleek cabinetry.
- Elevate your entertainment with your very own dedicated theatre room.
- Retreat to the expansive primary suite located toward the rear of the property, complete with split reverse-cycle AC, a walk-in robe, and a luxurious private ensuite.
- Embrace a seamless, open-plan lifestyle in a bright and airy kitchen, living, and dining area, enhanced by split reverse-cycle AC for year-round comfort.
- Immerse yourself in energy-efficient brilliance with modern LED lighting.
- Enjoy a well-thought-out floorplan that enhances both functionality and privacy throughout.
- Discover spacious and comfortable bedrooms that provide the perfect sanctuary for your family or guests.
- Entertain and unwind in style underneath your inviting alfresco space.
- Embrace the ultimate in hassle-free living with this low-maintenance, lock-and-leave style property.
- Newly built in 2022, the gorgeous family home is well positioned in the highly sought-after Catalina Estate within close proximity to local schools, parks and Clarkson train station, as well as Ocean Keys Shopping Centre & Mindarie Marina.