

# 2/4 The Straits, Clarkson, WA 6030

## House For Sale

Wednesday, 27 March 2024

2/4 The Straits, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 144 m2**

**Type: House**



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## Suit Buyers Above \$499K

\*\*\* FIRST VIEWING SATURDAY 30th March 12noon - 12:30pm \*\*\*Welcome to the Straights, Clarkson. Built by Sovereign Homes, this stunning townhouse has just finished completion (Feb 2024) and is ready for its first owner. Featuring a very functional layout and located in a superior setting this is a very rare opportunity to buy a brand new, low maintenance home without all the fuss of building and be surrounded by easy access to all kinds of amenities at Ocean Keys. Comprising of 3 bedrooms, 2 bathrooms (all upstairs) and main living with AC and an additional powder room downstairs for convenience, this property has been cleverly designed for its new owner. From the minute you enter you will notice that the two storey home offers spacious living for its low maintenance foot print. Some of the amazing features of this home include:- Secure remote control double garage entry from rear laneway with additional store recess and shoppers entry into the home. - Rear roll-a-door access to the back courtyard which also features wall mounted clothesline and sliding door access into the main living area. - You will pass the well concealed laundry and powder room on the way through to the kitchen which then opens up beautifully to the light of the meals and main living areas. Entry via the front door will lead you directly into this main living hub as well as the stairs immediately to the right. - The kitchen features stunning cabinetry and electrical appliances including Westinghouse oven and electric cook top, plus double stainless sink, range-hood, recess for dishwasher, large fridge recess, walk in pantry and an abundance of cabinetry. - Upstairs you will find the sleeping quarters. 3 beautiful bedrooms all with ceiling fans, two quality bathrooms, a large linen press for storage and even space for a study nook. - The spacious master bedroom is approximately 4x4.3 metres and has triple sliding built in robe. It also has private ensuite with large shower and twin basin bathroom vanity. - Bedrooms 2 and 3 both with their own sliding double built in robes. - The main bathroom is also very modern and located just outside the minor bedrooms. The list goes on... Cleverly designed to provide modern, easy living, this residence is just waiting for some finishing touches of decor to be called someone's home. Located in an incredible spot, you can easily walk to the Ocean Keys shopping precinct and the choice of amenities that surround. Easy access to main traffic arteries and public transport will also make day-to-day travel a breeze. This beautiful property will be perfect for a first home buyer or investor and suit a resident that is looking for an easy lifestyle in amazing location. Literally everything is brand new in this home that has just finished completion. It was sold prior to build but finance fell over which now provides an amazing opportunity for someone else to buy a brand new home without all the hassles of going through the building process. This is part of a strata complex and strata fees as follows:Strata fees - \$210.55 per quarter (Estimated for 12 Months) Water rates Approx \$104.19 per monthCouncil rates Approx \$1203.07 per annum.Disclaimer: The above information has been provided by sources we deem to be reliable. However, we do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquires and due diligence in order to determine the accuracy of this information.