

**21 Emerson Turn, Clarkson, WA 6030**



**House For Sale**

Thursday, 16 November 2023

21 Emerson Turn, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Voyce

0451198874

## All Offers From \$449,000 Presented by 28/11/23

All offers from \$449,000 presented by 28/11/23 at 3pm \*\*unless sold prior

A gorgeous home presenting a brilliant opportunity to add a savvy investment to your portfolio, secure a low maintenance down-sizer, or simply enter the market of home ownership for the very first time, this bright three-bedroom home is full of exciting possibilities!

**ABOUT THE HOME:** Centrally positioned to embrace quality connection and conversation, a well-appointed kitchen is complete with fantastic storage and pleasantly overlooks the carpeted dining and living zone. With split system air conditioning already in place to keep you in comfort year-round, easy-care living extends the floor plan to include a beautiful outdoor space; the perfect area to enjoy the serenity of the summer sunshine. This home provides three bedrooms that are generous in size and all feature mirrored sliding robes, along with an ensuite bathroom in the master and a shared family bathroom with separate shower and bathtub. Boasting an excellent location close to Ocean Keys Shopping Centre for all day-to-day amenities, moments from Clarkson Train Station to ease the work or school commute, and close to great local schools, this enticing abode offers both comfort and convenience. The look, the location and the lifestyle, what more could you want? Call Tom Voyce on 0451 198 874 for more information or to register your interest!

**FEATURES:**

- Three bedroom, two bathroom home built in 2007
- Easy-care and low maintenance block to suit a wide variety of occupants
- Light-filled open plan living, kitchen and dining
- Split system air conditioning to living zone
- Well-appointed kitchen with oven, gas stovetop, stainless steel sinks and functional storage
- Great sized bedrooms with built-in mirrored robes
- Ensuite bathroom and family bathroom with shower and bathtub
- Separate laundry off kitchen with linen storage and easy outdoor access
- Cosy outdoor space with low-maintenance paving
- Double garage with secure storage room off the garage
- Currently tenanted on a fixed lease until 14/04/2024

**LOCATION:**

- Walking distance to local bus stops and Clarkson Train Station
- Moments from Ocean Keys Shopping Centre with gyms, supermarkets, eateries, childcare, medical centres and more
- Close to great local schools including Somerly Primary School
- Seamless access to the Mitchell Freeway with on/off-ramps close by
- Nature-filled parklands within the tree-lined suburb, great for families

**PROPERTY INFORMATION:**

- Council rate - \$1748.29 per annum
- Water rates - \$1025.04 per annum
- Strata rates - \$308.86 per quarter

\*\*The seller reserves the right to accept an offer prior to 28/11/23\*\*\*\*The property is currently tenanted on a fixed lease until 14/04/2024\*\*