

# 24 Hyland Crescent, Clarkson, WA 6030



## House For Sale

Wednesday, 15 May 2024

24 Hyland Crescent, Clarkson, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



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**Fr \$649,000**

COME STRAIGHT TO THE OPEN HOMES ADVERTISED FOR VIEWINGS OR VIEW VIA THE VIDEO WALK THROUGH TOUR LINK BELOW <https://aloft-drones.captur3d.io/view/the-agency/24-hyland-crescent-clarkson-6030> GRAND OPENING SAT. 18th & SUN 19th MAY 12.00 - 12.30pm with ALL OFFERS TO BE IN BY TUESDAY 21st MAY @ 5pm What an opportunity to make this property your own - AN EXTRA LARGE BACK GARDEN WITH SIDE ACCESS is ready and waiting for all your wants and needs! Whether you need a large workshop, a granny flat or just love the larger blocks this 1991 built 4 bedroom 2 bathroom home is perfect. BLOCK SIZE OVER 657sqm with the added bonus of a huge undercover pergola area perfect for entertaining any time of the year. TRADIES, EXTENDED FAMILIES, bring your boat, caravan, trailer, campervans, families and even a tiny house and start your journey here at 24 Hyland Crescent Clarkson. YES! The property needs a few upgrades but this lovely family have loved living here and calling this property "home" for the past 14 years. Renovate at your own pace and reap the rewards - These larger blocks are highly sort especially in a cul de sac location just minutes away from local Primary school. This excellent location is so close to all major amenities and will tick the boxes for owner occupiers and investors. With a large 9kw air con unit in the main living there is enough power to keep this open planned design warm and cozy in winter and icy cold in the summer months. Plus the added extra of solar panels to minimise power bills. Indoors: Master bedroom features bay window En suite is fitted with vanity, shower and toilet All minor bedrooms are a good size with robe recesses Main bathroom features shower, bath and vanity Separate toilet Kitchen area is fitted with gas hotplate, wall oven, fridge recess overlooking dining and family area Large windows and sliding doors overlooking pergola and back garden Laundry area with sliding door to back garden Ducted evaporative air conditioning Large 9kw split system wall unit Outdoors: Double carport with entry to back garden Huge all weather pergola (with pull down clear blinds) Retained wall Colourbond fencing to back yard area Solar panels Great sized lawn area Extensive paving Built 1991 Block 657sqm (approx) This great investment or owner occupier opportunity will have you reaching for all the home renovation magazines. With a selection of local government and private schooling for pre primary through to high school, freeway access, train station, Clarkson tafe, day care centres, gyms, doctors, taverns, fast food outlets, parks and sports ovals, and coastline all within easy reach. THE OPEN HOMES AS ADVERTISED WILL BE GOING AHEAD AS SCHEDULED!!!! 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.