

# 3 Elvina Rise, Clarkson, WA 6030

## Sold House

Friday, 25 August 2023

3 Elvina Rise, Clarkson, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 726 m<sup>2</sup>

Type: House

## Contact agent

Entertainment and functional living will be your best friend in this wonderful 4 bedroom, 2 bathroom home nestled in the community of Clarkson. Beautifully positioned on a 726sqm (approx.) block on a quaint, peaceful street, this home will beyond impress you with its welcoming layout, double workshop and double enclosed carport with drive through access. Set back from the street with an attractive street appeal, this home presents beautifully with neat, manicured gardens featuring an array of green grass and plants. A cosy and uplifting atmosphere has been created indoors, with a seamlessly flowing layout. Enjoy the luxury and choice of two living spaces, one being located in the 'main hub' of the house, and one to the front, which could easily be transformed into an office set up. The main living and dining area will be a room the whole family will come together, with kitchen and outdoor access. The kitchen has been practically designed and well outfitted with a deep double sink, built-in dishwasher, gas stove top, electric fan forced oven and grill, hidden microwave alcove, fridge alcove, stunning stone benchtops and an abundance of storage. Not to mention, relish the extra details of all sliding doors having security screens and 95% black out blinds to keep the space nice and cool during those hot summer months! Throughout the home, find nothing but joy in the practical and sophisticated details, all of which have been wonderfully maintained. The master bedroom of the home is an oasis, hosting enough space for all the furniture you desire, as well as boasting an ensuite with shower and toilet, walk-in wardrobe, split system air conditioner, 100% black out blinds as well as electric security shutters for that extra layer of privacy and sanctuary. The accompanying bedrooms are all similar in size and will be perfect for the kids or guests, two of them hosting carpet, reverse cycle air conditioners and single built-in wardrobes. This home is the space for pure relaxation. Out the back, find an incredible backyard that will have you wanting to spend every spare moment outside. With an undercover wrap-around patio and drive-through access to the enclosed carport opening out on to vivid green grass, enjoy the perks of easy entertainment for every occasion! Not only that, a double workshop with manual roller doors and built-in shelving which will be the ultimate space when it comes to all things work and hands-on related. This, and the added garden shed will no doubt be your favourite features along with the veggie patch and fresh rainwater tank. The possibilities are endless when planning on how to fully maximise the unbelievable features of this spectacular home. With access to all you could ever want or need, from primary and high schools to shops, the freeway and public transport, this home will give you everything and more! Features include but are not limited to:-

- NOT currently leased but the estimated rent return is likely to be \$550.00 Per Week
- 726sqm (approx.)
- 1998 build (approx.) with renovations
- Reticulated gardens
- Enclosed double carport with attractive panelled electric door
- Large backyard, with wrap-around patio
- Drive-through access to double workshop with built-in shelving and added garden shed
- Veggie patch with fresh rainwater tank
- 22 solar panels
- Water filter, providing filtered water throughout the property
- Reticulated gardens
- Security screens on doors and electronic security shutters on front three windows
- 95% black out blinds on all windows in main living areas
- Master bedroom is spacious with walk-in robe, ensuite, security shutters and 100% black out blinds
- Bedrooms 2 & 3 & 4 are similar in size, two having carpet, reverse cycle air conditioners and a single built-in wardrobe
- Two living areas, one having potential to be used as an office space
- Laundry hosts an abundance of storage, outdoor access, sink, space for a washing machine and dryer, toilet and linen press
- Main bathroom with bath and shower
- Cartridge heating system which reaches the kitchen, dining and living room
- Kitchen has plenty of bench space with stone benchtops, gas stove, electric fan forced oven and grill, space for fridge and microwave, and built-in dishwasher
- Recent termite inspection completed
- Admirable location in Clarkson, being close to shops, schools, amenities, the freeway and public transport

Approvals, Water and Rates - B/A 1997 / 4249 HOUSE - B/A 1998 / 378 Patio - B/A 1998 / 2328 Retaining Walls - B/A 2000 / 2041 Workshop (separate small garden shed may not be approved) - B/A 2016 / 276 Patio - Water Rates Approx; \$2,025.00 P/A - Council Rates Approx; \$1,144.35 P/A

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.