

**30 Arvada Street, Clarkson, WA 6030**



**House For Sale**

Friday, 24 May 2024

30 Arvada Street, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 392 m2**

**Type: House**

**From \$639,000**

Discover the perfect blend of comfort and convenience in this delightful 3-bedroom, 2-bathroom home located on a serene street in Somerly Estate. Just moments from local parks, schools, and Clarkson train station, as well as only a short drive away from beautiful beaches, Ocean Keys Shopping Centre, and Mindarie Marina, this property offers an unbeatable lifestyle. The home boasts a formal lounge, an open-plan kitchen, living, and dining area, a handy study nook which could easily be converted into a children's activities space, plus spacious bedrooms, providing ample space for the whole family. The alfresco entertaining area is perfect for enjoying the outdoors, making this the ultimate destination in your property search. Ideal for first-time homebuyers, small to mid-size families, FIFO workers, young professionals, downsizers, or investors looking to capitalize on Western Australia's current rental boom, this home is a versatile investment. With its prime location and well-thought-out design, it caters to a variety of lifestyles and needs. Don't miss the opportunity to make this exceptional property your new home - schedule a viewing today and experience the best of Somerly Estate living.

**KEY FEATURES:-** Enjoy the charm of a quaint cottage-style home situated on a peaceful street in a premium location, just moments away from schools, parks, beautiful beaches, Clarkson train station, Ocean Keys Shopping Centre, and the vibrant Mindarie Marina.- The spacious open-plan kitchen, living, and dining area is perfect for modern living, featuring split-system air conditioning for year-round comfort.- Relax and unwind in the elegant formal lounge featuring its own split-system AC, providing a perfect retreat for family gatherings or quiet evenings.- The king-sized master bedroom offers luxury and comfort with a walk-in robe and a private ensuite bathroom.- Additional generously sized bedrooms provide plenty of space for family members or guests to feel at home.- A convenient study nook offers a dedicated space for work or study, and can easily be converted into a children's activities space to keep all their toys and belongings in one place.- The separate laundry room adds to the practicality of this well-designed home.- Enjoy the benefits of newly installed LED lighting throughout, enhancing the home's modern appeal and energy efficiency.- The alfresco entertaining area is ideal for outdoor dining and gatherings, while the contemporary backyard offers ample space for children and pets to play beneath the beautiful sunset that awaits from your gorgeous, rear Westerly view.- A double garage provides secure parking and additional storage space.