

34 La Mirada Avenue, Clarkson, WA 6030

House For Sale

Thursday, 9 May 2024

34 La Mirada Avenue, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Chris Kots

0400241017

Closing Date Sale

Situated just moments from the coast, this three-bedroom, two-bathroom home is a wonderful option for a young family, first home buyer or downsizer. Picture the incredible lifestyle you could lead with pristine beaches, The Marina Mindarie and Neerabup National Park moments from your doorstep. Featuring spacious open-plan living and dining leading to an alfresco deck with café blinds, this beautifully presented home will have you entertaining year round. A formal lounge (currently used as a dining room at the front of the home) situated opposite the primary bedrooms creates a sanctuary for parents, or it would also work well as a sunny office or studio. Timber flooring in the living areas, ducted and split-system air conditioning, and a well-equipped kitchen ensure this low-maintenance home is move-ready from the moment you unpack. A double lock-up garage, an easy-care garden with coastal plants, and additional parking for a motor vehicle, small boat or trailer allow you to create your dream lifestyle on this 395sqm corner block. You have kilometres of coastal trails and easy access to Clayton's and Quinn's beaches, plus you're surrounded by plenty of green open spaces at Hacienda Park, Homestead Park and Somerly Park, as well as schools, including Peter Moyes Anglican Community School and St Andrew's Catholic Primary School. Ocean Keys Shopping Centre, bus routes, Clarkson Train Station and easy access to arterial roads, including Connolly Drive and Mitchell Freeway are also conveniently nearby. Investors will recognise the immediate appeal of this delightful property, given its proximity to the Sunset Coast—a drawcard for anyone craving a coastal lifestyle. Please don't hesitate to contact Chris Kotsopoulos on 0400 241 017 or ckots@thoughtleadersre.com.au to arrange a viewing today.

Property features:

- Spacious open-plan living and dining leading to an alfresco deck under the main roof with café blinds
- Well-equipped kitchen with a gas cooktop, dishwasher, dual sinks and a breakfast bar with seating
- Master bedroom with a ceiling fan, feature wallpaper, walk-in robe and an ensuite
- 2 queen sized minor bedrooms with mirrored door built in robes
- Formal lounge/dining room or home office
- Main bathroom with a bathtub and a separate toilet
- Separate laundry with storage and external access
- Timber flooring in the living areas and carpet in the bedrooms
- Security screens
- Ducted and split-system air-conditioning
- Double lock-up garage with extra parking for a motor vehicle, small boat or trailer

395sqm corner block with low-maintenance coastal plants

Location highlights:

- 110m to Hacienda Park
- 280m to Homestead Park
- 750m to Somerly Primary School
- 1.3km to Clarkson Train Station
- 1.4km to Clarkson Community High School
- 1.5km to St Andrew's Catholic Primary School
- 2.4km to Ocean Keys Shopping Centre
- 2.4km to Neerabup National Park
- 3.6km to Peter Moyes Anglican Community School
- 4.2km to Clayton's Beach
- 4.3km to The Marina Mindarie

CLOSING DATE SALE All Offers Invited - All Offers Presented By 6:00pm on Wednesday 22 May 2024 - UNLESS SOLD PRIOR

Contact: Chris - Before it's too late! Chris Kotsopoulos: 0400 241 017 ckots@thoughtleadersre.com.au