

**41 Las Ramblas Circle, Clarkson, WA 6030**



**House For Sale**

Wednesday, 17 April 2024

41 Las Ramblas Circle, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 344 m2**

**Type: House**



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## Under Offer!

Nestled in a friendly street overlooking picturesque parklands, this 3-bedroom, 2-bathroom abode offers a harmonious blend of modern living and convenience. Built in 2007 by the esteemed ABN Group, this home boasts a sleek and low-maintenance design, set upon a 344sqm allotment. Step inside to discover a light and bright interior adorned with LED down lights and plush carpets, complemented by ducted air conditioning for year-round comfort. The spacious open-plan living and dining area seamlessly flows onto a paved undercover alfresco, perfect for hosting gatherings or enjoying quiet evenings. The central kitchen is a culinary haven, equipped with Westinghouse stainless steel appliances, gas cooking, a Bosch dishwasher, ample pantry space, and a breakfast bar ideal for casual dining or socializing in the heart of the home. All bedrooms feature built-in robes, while the master suite offers a sanctuary of serenity with its split system air conditioning and newly renovated ensuite complete with modern fixtures. The family bathroom invites relaxation with its separate bathtub. Outside, the fully fenced yard requires minimal upkeep, allowing you to spend weekends unwinding rather than mowing lawns. A garden shed provides storage for tools, while cost-saving amenities include an inverter and solar panels. Features:- Overlooks scenic parklands- Built by award-winning ABN Group- Spacious open-plan layout- Ducted air conditioning throughout- Sleek modern kitchen with stainless steel appliances- Master suite with renovated ensuite- Low-maintenance backyard- Covered alfresco area- Attached garage with internal entry- Close to all amenities and a short drive to the beach Conveniently situated in the sought-after Somerly estate, this home is just moments away from local shops, parks, schools, and dining options. With Perth's pristine beaches a short drive away, embrace the lifestyle of leisure and convenience that awaits in this perfectly positioned residence.