

# 46 Mowbray Square, Clarkson, WA 6030



## Sold House

Wednesday, 25 October 2023

46 Mowbray Square, Clarkson, WA 6030

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 464 m2**

**Type: House**



Steve Kelly  
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**\$605,000**

This attractive spacious property offers a great opportunity to purchase in a sought after quiet pocket of Clarkson, while just being a 15 minute walk away from Ocean Keys Shopping Centre. You are close to all the great amenities that the area has to offer including freeway access and the Clarkson train station. Just a 10 minute drive away are the local beaches and Mindarie Marina. The property is being sold as vacant possession. It would make a wonderful home and also offers a fantastic investment opportunity to a savvy investor (rent appraisal \$600 a week). The spacious accommodation consists of 3 bedrooms, 2 bathrooms, double garage, open plan kitchen/dining/living, separate lounge, laundry, external storeroom and courtyard. Wonderfully maintained the property presents in great condition and includes a water filtration system, 2 split system air conditioners, gas heater point, ceiling fans, reticulation and quality flooring and window treatments. On entering the home you have a spacious master suite to the right which features a walk in wardrobe as well as a large well appointed ensuite with a shower, vanity and toilet. Across the hallway from the master is a lounge which provides a great 2nd living space. The large light filled open plan kitchen, dining and living space features an ornamental fireplace as a focal point. The chefs kitchen includes a gas cooktop, rangehood, electric wall oven, dishwasher and fridge/freezer recesses, pantry and lots of cupboard and bench space including a breakfast bar. Large porcelain tiles are a feature of the living spaces, they really accentuate the beautiful feeling of light and space on offer in the dining and living space which opens up to a sunny north facing courtyard. As well as courtyards on each side of the home there is a grassed area at the rear where an internal storeroom is accessed from. Perfect for storing tools and garden equipment. Back inside the home bedroom 2 and 3 are a great size with built in wardrobes. Adjacent is the family bathroom with bath, shower and vanity. The newly renovated laundry features lots of bench space, cupboards and underbench space for both a washer and a dryer. There is also a linen cupboard and separate toilet in this area which has access to a large courtyard. A double remote garage at the front of the property is complimented by offstreet parking on the driveway. There is potential to fence off the front of the property (subject to approvals) providing a large secure lawned area for children and pets. Don't delay, this property will be in hot demand. Give Steve Kelly a call on 0426 047 394 for further information. 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.