

5 Pollock Way, Clarkson, WA 6030



Sold House

Sunday, 22 October 2023

5 Pollock Way, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 197 m2

Type: House



Phil Wiltshire

0894006300

\$620,000

Conveniently positioned in the heart of the highly desirable 'Catalina' Estate of Clarkson, this super stylish and deceptively spacious townhouse boasts an elegant feel and offers plenty of quality upgrades throughout! Perfect for young professionals, retirees, downsizers, and investors alike...this premium property is close to all the amenities and is ready to move into today! Don't delay as this one is a RED-HOT SELLER!!! Call The Phil Wiltshire Team to express your interest and submit your offer today! Proudly located opposite a quaint little park in the private 'Catalina' Estate you are only a stone's throw from all the amenities that Clarkson has to offer! With an abundance of restaurants, bars, shops, food outlets, gyms, health centres, library, banks, speciality shops, schools and not to mention the popular Mindarie Marina only a short drive away, it really doesn't get any better than this! With the Train Station and Freeway access point approximately 1.5km away, inner city commutes will be a breeze for those who work in the Perth CBD. Designed and constructed with a simplistic yet bold front elevation featuring clean straight lines, the property allows for additional parking in the courtyard with street parking in the car bays for visiting guests. The enclosed garage is great for 4x4's with ultra-high ceilings and a separate storage area for your camping gear or a little workshop. Nicely perched on a 197sqm block with 145sqm of internal living; 5 Pollock is a modern, no-nonsense home that feels spacious and will impress the fussiest of buyers. Opening to lofty high ceilings, a fresh neutral colour palette and beautiful porcelain tiles this sleek & stylish home has been impeccably finished and offers a sophisticated functional floorplan where there is no wasted space. On the ground floor, the open plan living & dining area drenched with natural light and gives you a calm relaxing place to entertain or simply unwind after a busy day at the office. The gourmet kitchen is central to all the action and has everything you need when it comes to food prep and meals! Features include: 900mm stainless steel appliances + rangehood, dishwasher, solid stone benchtops with waterfall edges, fridge recess, built in pantry and masses of additional storage space! Located on the second storey, the super spacious master bedroom is sure to get your pulse racing! Immaculately presented, it boasts a huge, mirrored sliding robe, sumptuous carpets, quality curtains, ceiling fan, feature pendant lighting, generous ensuite complete with modern fixtures & fittings and outdoor access to the balcony which boasts beautiful leafy park side views for you to wake up to every morning! Just like the master, bedrooms 2 and 3 are both spacious in size and would easily accommodate queen size beds making them ideal for teenage kids or visiting guests. Nestled between these rooms is the family bathroom and also a private study which gives you a quiet place to make phone calls and send those last-minute emails. Completing this amazing home is the alfresco area & private courtyard which has been designed to look good all year round but thankfully requires very little in terms of upkeep! Finished with synthetic grass, native plants, and ambient lighting, you have the perfect place for BBQ's and drinks as you plan your weekend ahead! With gated access to the park behind, children and family pets have a place to stretch their legs and happily play! When it comes to all the savvy investors out there, this low maintenance property will tick all the boxes due to its location, age, and functionality. With similar properties achieving a current rental yield of between \$560 - \$580 a week and continuing to rise; this 3x2 urban home is tenant-ready and sure to give you excellent return-on-investment for years to come. Rates: Shire rates are approximately \$2,000 per annum. Water rates are approximately \$1140 per annum. Extras Include: European laundry, built in linen cupboard, 3x toilets, ducted reverse cycle air-con, solar panels, ceiling fan, instantaneous hot water, 2x TV bracket, LED lighting, additional power + data points, skirting boards, floating shelves, synthetic lawns, outdoor solar lights, clothesline and so much more! Call the Phil Wiltshire Team on 0408 422 863 to submit your offer today!