

**56 Clevedon Way, Karrinyup, WA 6018**

**Realmark**

**Sold House**

Thursday, 19 October 2023

56 Clevedon Way, Karrinyup, WA 6018

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



Sean HeathcoteMarks  
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## Contact agent

Loaded with Potential! We are privileged to bring 56 Clevedon Way to market. After nearly 40 years of cherished memories, the owner of this large family home has moved into a retirement home and this much loved property will be sold by AUCTION on 11 November. WHAT TO LOVE... This original, character-filled 1970s family home, perched on an elevated corner opposite Hamersley Golf Course will impress with its versatile floorplan and abundant options. Set in a relaxed location with tree lined views opposite, this could be your next family home, a brilliant investment or a development opportunity with its dual frontage. The choice is yours, but opportunities like this are scarce. WHAT TO KNOW... This is a rare 2-for-1 package: Clever design with 2 entrances and 5/6 bedrooms essentially creates 2 homes in one and allows independent living for supersized families. Location is 2nd to none and puts you within walking distance to Karrinyup Primary School and a stone's throw from the esteemed Karrinyup Shopping Centre and pristine coastline. Ideal for accessible single level living with its huge floor plan. Current configuration can revert to 2 bathroom, 7 bedroom & 3 living area layout. A large 794sqm corner block allows subdivision potential subject to Council approval. WHO TO CALL... For more information, call Sean Heathcote-Marks on 0414 603 658. We look forward to greeting you at this Karrinyup original... Features:

- 5 Bedrooms : Master with both walk-in & built-in robes
- 2 Bathrooms
- 2 Toilets
- 2 Kitchens : Main kitchen with overheads, benchtops, gas cooktop & oven, walk-in pantry
- Dining/ Family area adjoining kitchen with sliding door to backyard
- Covered outdoor area overlooking backyard
- 2 Living rooms
- Huge Laundry with built-in cupboard and outside access
- Utility room
- 2 Secure single Carports on different streets : 1 carport with auto door and remote. Carports allow drive-through access to rear, allowing secure off-street parking for trailers, boat & vans.
- Additional gate provides access to secure yard for boat, trailer, caravan parking
- Established lawns and garden with auto reticulation
- Reverse cycle airconditioning
- Gas storage hot water system
- Land size : 794sqm (approx.)
- Rates : \$1336