

**57 Victorsen Parade, Clarkson, WA 6030**

*Elders*

**Sold House**

Friday, 1 December 2023

57 Victorsen Parade, Clarkson, WA 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



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## Contact agent

CONTEMPORARY FAMILY HOME PLACED FOR CONVENIENCE Set back from the main road and directly opposite schooling sits this superb family home, already tenanted with a long lease in place this could present a quality investment opportunity for those looking to start or add to their portfolio, and with its array of living space, easy care gardens and modern interior on offer, this delightful property provides the winning combination of location and layout. Sitting on a 538sqm block, you have lawned gardens to the front of the home, with a multi-level rear yard with covered alfresco dining and more lawn to enjoy, then inside the 140sqm of living space comprises of a spacious master suite, 3 further good-sized bedrooms, a formal lounge on entry, family room, dining area overlooking the kitchen and a games area. Features of the home include:- Contemporary kitchen, with contrasting upper and lower cabinetry, an in-built wall oven and electric cooktop, corner pantry and wraparound bench tops with the option for seating - Open plan living and dining space adjacent to the kitchen, with a bay window to let the light flood in and timber effect flooring that runs the entire area - Games area, or yet another lounge space at the rear of the home overlooking the gardens and semi separated from the open living to provide a dedicated section for the children to play, or the adults to relax - Formal lounge on entry, with that same warming timber effect flooring that runs the entirety of the living space, with easy access to both the kitchen and casual living - Generous master suite at the front of the home with a feature bay window to create your own retreat area, soft carpet underfoot, a walk-in robe and updated ensuite with shower enclosure, vanity and WC- Three well-spaced minor bedrooms, all with carpeted flooring and two with built-in robes - Family bathroom with bath and shower combined, vanity with mirrored overhead cabinet and a separate WC, plus a laundry with linen closet and direct garden access for ease of use - Ducted reverse cycle air conditioning throughout- Covered alfresco area that runs the entire rear of the home, with a feature gabled roof section for added height and paving that extends around the property- Tiered rear yard with purpose-built garden beds and a lawned section, plus a handy garden shed - Spacious front garden with lawn in an elevated setting - Reticulated gardens for ease of upkeep - Double enclosed carport with roller door Built in 2000, this fantastic property sits directly opposite St Andrews Catholic Primary School for complete convenience, and with Somerly Primary School just a little further you can effectively eliminate the school run ensuring easy family living, there's a range of parkland in all directions, and for your retail needs, the fully stocked Ocean Keys Shopping Centre is within walking distance, as are excellent public transport links and road access, and not forgetting the sensational coastline and beaches all within reach, making this a popular position for a range of buyers. Contact David Parlor today on 0412 734 727 to arrange your viewing. The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property. All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.