

7 Nomad Drive, Clarkson, WA 6030



House For Sale

Wednesday, 14 February 2024

7 Nomad Drive, Clarkson, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 465 m2

Type: House



Leanne Waters
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From \$669,000

First time offered for sale with one owner since build - GRAND OPENING SAT & SUN 7 Nomad Drive, Clarkson, represents a rare opportunity to secure a wonderful 4X2 home in one of the best streets – set among display homes in the prestigious CATALINA estate. The sleek rendered front façade is well complimented with double door entry, neutral paint scheme, and low maintenance gardens - perfect lock and leave. With its high ceilings to living area, modern amenities, and prime location, this property encapsulates the very best of contemporary living. Don't miss out on the chance to make this sort after residence your own. The layout flows seamlessly, with an open-plan living, dining, and kitchen area that serves as the heart of the home bathed in natural light. Large windows and sliding doors access the outdoor entertainment area and alfresco. The sizeable back garden offers a fully fenced secure area for the kids and your four legged friends to enjoy! The property is equipped with solar panels, ducted reverse cycle air conditioning, gas hot water, newly fitted led downlights, ceiling fans, high quality artificial lawn, liquid limestone making it energy-efficient and environmentally friendly. Enjoy reduced electricity bills and the satisfaction of reducing your carbon footprint. Inside lies a four-bedroom, two-bathroom layout, where the master bedroom takes centre stage offering a king size room with walk in robe. All three bedrooms feature built-in robes, carpeted floors and ceiling fans. Set on a generous sized 465sqm block and offering aesthetic street appeal, this modern and stylish home is ready to move in, unpack and enjoy! Internal Features: Double door entry with quality crim safe security doors Ducted reverse cycle air conditioning (Daiken 9 outlets, 4 zone system) Master bedroom: King size with walk in robe (ceiling fan) Ensuite fitted with screened shower, vanity and toilet Store room to hallway Open plan living, family and kitchen area (the heart of the home) ceiling fans Theatre room with ceiling fan. Could be fully enclosed for privacy if required Kitchen is equipped with near new 900mm oven, 6 burner hot plate, range hood, pantry, fridge recess, island bench, dishwasher Bedroom 2 is carpeted with sliding robe (ceiling fan) Bedroom 3 is carpeted with sliding robe (ceiling fan) Bedroom 4 is carpeted with sliding robe (ceiling fan) Bathroom is fitted with bath, vanity and screened shower Separate toilet Laundry area sits alongside kitchen with linen cupboard, fitted bench External features: Extensive liquid limestone Extra street parking to the front of the home Caravan/trailer parking (my clients have parked caravan inside front retaining wall) Solar panels \$\$\$ energy savers Double auto garage with shoppers entry Alfresco (enjoy alfresco dining and quiet spot for your morning coffee) Wrap around pergola (entertain all year round) Good sized shed for extra storage Quality artificial lawn front and rear (no lawns to mow or maintain) With a 6-Star Compliance rating and unbeatable location of this property makes it ideal for families, retirees, fifo workers, investors, professional couples, Drimmie Park, Catalina Kids Playground, Mindarie Marina, and the Catalina Foreshore are within easy reach, offering endless recreational opportunities. Top-performing local schools and sports clubs are also conveniently located nearby, as are a wide range of dining options, including beautiful waterfront restaurants, and a multitude of shopping options at Ocean Keys Shopping Centre. Transport links - Freeway and train lines are accessible for daily commutes. Built: 2013 Block: 465sqm (approx) Land Rates: \$2147.48 Water Rates: \$1194.40 See you at the open home! Leanne Waters m: 0403 006 994 e: leanne@theagency.com.au The Agency 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.