

7 Pollock Way, Clarkson, WA 6030

Unit For Sale

Wednesday, 17 April 2024

7 Pollock Way, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 203 m2

Type: Unit



Luisa Walker
0449870941

From \$579,000

This property is up for sale on the RESO platform. You can view all property info and make an offer online 24/7, from any device. RESO ensures fair and equal opportunity for all buyers. To register interest, scan the QR code at the end of the photos or contact the agent for instant access and to avoid missing out. Located in the sought after estate of Catalina, just a short drive from the sparkling blue of the Indian Ocean, the restaurants and bars of Mindarie Marina, schools, shopping and local parks, 7 Pollock Way is a stunning 2 storey home with much to offer the astute investor, busy couples or first-time buyers. Upon entering this home, you are greeted by a seamless open-plan kitchen, living and dining area that effortlessly transitions to a private courtyard, perfect for relaxing alfresco cooking and time with friends. The ground floor boasts sleek porcelain tiles, adding a touch of sophistication and leading to a plush carpeted stairwell. Upstairs, the layout includes three bedrooms, a family bathroom, an ensuite, a practical linen closet, and a cosy study nook. The king-sized master bedroom promises a haven of relaxation with double aspect, while two additional queen-sized bedrooms offer ample space for family or guests. The extra-long garage includes a convenient shoppers' entrance, illustrating the thoughtful design that permeates the property. With its perfect blend of style, space, and location, this home is an impeccable choice for those seeking a home that encapsulates modern living. Welcome home!

FEATURES YOU WILL LOVE

GROUND FLOOR: Open plan living kitchen and dining Private courtyard for BBQ's and relaxation Porcelain tiles throughout the ground floor Kitchen featuring 4 burner gas hob and extractor hood, 600mm oven, double sink, large fridge recess and dishwasher. Built in Laundry Separate ground floor WC

FIRST FLOOR: King sized master suite with double aspect, featuring vertical blinds and black out curtains, ceiling fan, walk-in-robe and ensuite. Ensuite features large shower, single vanity with stone benchtop, and WC Bedrooms 2 and 3 are both queen-sized with mirrored built-in-robos Family bathroom is well proportioned with a shower, single vanity and WC Private Study nook Linen closet

ADDITIONAL: Powered extra-long single width garage with shoppers entrance Solar panels (2kw) Ducted reverse cycle air conditioning throughout

LOCATION: Neighbouring a park Minutes from Mindarie Marina and beaches Close to schools, public transport, Clarkson train station and Ocean Keys shopping centre

Details you will need: Council Rates: \$2,022 per annum (approx.) Water Rates: \$1,120 per annum (approx.) Built in 2018 203 sqm block Approx 122 sqm living

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.

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