

**72 Makassar Way, Clarkson, WA 6030**

**House For Sale**

Thursday, 21 December 2023

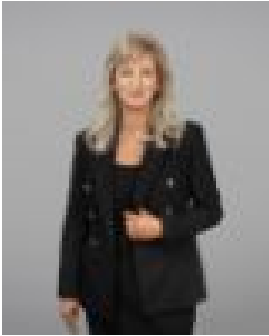
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alba Gurney  
0400097760

## Expressions of Interest

Nestled in a tranquil setting, this home offers a blend of comfort and functionality. Step inside to find a thoughtfully designed interior, where each room is bathed in natural light, creating a warm and welcoming atmosphere. The open-concept living space seamlessly connects the living, dining, and kitchen areas, providing an ideal layout for both relaxation and entertaining. The master bedroom is a private oasis, complete with an atrium courtyard, an en-suite bathroom and walk through robe, a perfect sanctuary for unwinding after a long day. Two additional well-appointed bedrooms serviced by a main bathroom. Escape to the rear entertaining area, where a calming ambiance sets the stage for relaxation. Beyond the residential charm, a unique feature awaits – a dedicated area in the front of the property transformed into a beauty therapy treatment business. This versatile space opens opportunities, providing a perfect blend of home and business life. Conveniently, a rear 2-car garage adds practicality to this abode, offering ample storage. This property harmonises the comforts of home with the potential for entrepreneurial pursuits, creating a space where peaceful living and professional aspirations unite seamlessly. This residence invites you to embrace tranquillity with the endless possibilities it presents. Located in close proximity to the Mindarie Marina, beach, Ocean Keys Shopping Centre and public transport, offering a pleasurable and convenient living experience. Extras: • 16 solar panels. • water filtration throughout the house. • additional reverse osmosis filtration in the kitchen. • additional electrical points across the home and the garden. • 32 course ceiling height. • well appointed kitchen with ample storage: double pantry & overhead cupboards. • additional gas + water + electric at the front of the house (the front of the house is shire approved for dermal therapy/beauty salon/hairdressing business. • the front of the property is also fitted with provision for a potential second kitchen, ready to connect if desired. • bedrooms 2 & 3 have water provisions. • the main bathroom has provisions for a washing machine, 3 locations where a laundry can be positioned: main bathroom, laundry room (centre), or in the rear garage. • additional water + gas facilities located in the garage. • skylights in the main bathroom and the living area. • Daikin ducted & zoned reverse cycle air conditioning. • R4 ceiling insulation to house & garage. • awnings at the front of the property and rear entertaining area. • elevated position with secure gated entrance. • east-west orientation. 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.