

# 74 Clementine Boulevard, Treeby, WA 6164

## Sold House

Thursday, 24 August 2023



74 Clementine Boulevard, Treeby, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



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**\$750,000**

Situated in the heart of the thriving Calleya Estate at Treeby, this quality home offers convenient, low maintenance modern living at its best. The practical floorplan is more spacious than most with a well thought out, free-flowing design that offers a functional open plan living area with solid blackbutt flooring, practical kitchen with scullery, plus a separate theatre and games room. There are three large bedrooms all with robes and council approval in place for an easy fourth bedroom addition if the extra space is required. Outside you will find low maintenance reticulated lawns and gardens plus a MASSIVE double sized outdoor alfresco entertaining area out the back providing the perfect space to host guests. The garage is extra height offering great parking for 4WD's or Ute's plus extra storage space for tools or bikes. With the new primary school just opened, a fantastic community centre plus a local supermarket on the way, this is a great opportunity to move into Treeby immediately and start living like a local. Property Features:- Fantastic master suite with walk in robe- Ensuite complete with double shower, double vanity and separate toilet - Two Minor bedrooms with built in robes- Council planning approval for a 4th bedroom addition (ask for more details)- Main bathroom including shower, bath and vanity- Practical kitchen with stone benchtops, 900mm cooker and dishwasher- The kitchen also offers a double fridge recess, overhead cupboards and island bench - Separate scullery which offers significant storage and prep area- Open plan meals and family room with solid blackbutt flooring and 31c ceilings - Separate enclosed theatre room with double doors- Games room/kids activity with double doors and access to the yard- Laundry with double linen storage- Massive double sized alfresco with composite decking - Easy care outdoor area with low maintenance lawns & gardens - Feature front entrance with porch- Quality fixtures and fittings throughout- Double garage with extra height plus storage- Ducted reverse cycle air conditioning- 5KW Solar PV system with 20 panels- Gas storage hot water system - Quality 2017 built home with 298sqm built up area (212sqm internal)- Large 450sqm block Surrounded by various parks, ovals and local amenities, you will never be too far away from the action. Approximate Distances to:- 190m to Calleya Community Gardens and Dog Park- 280m to future Shopping Centre including IGA (opening 2024) and Mooba Café - 350m to Treeby Primary School & Community Centre- 800m to Calleya Junior BMX Park (various other parks are within walking distance)- 2.6km to Cockburn Central Train Station - 2.2km to Cockburn Gateway Shopping City including restaurants and cafes - 19km to Perth CBD with easy access to freeway entries Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.