

# 8 Orenco Bend, Clarkson, WA 6030



## Townhouse For Sale

Wednesday, 8 November 2023

8 Orenco Bend, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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**\$475,000**

Currently Tenanted till 6th May 2024 at \$470pw Impressive modern home decorated in neutral colours 3 Bedrooms, 2 Bathrooms, Powder room, 3 Toilets and 2 Car Garage THE HOME built in 2010 Enter up the stairs to front courtyard and through the glass panel door into the home Lounge with sliding glass doors onto the courtyard Under stair storage Laundry with dryer trough linen cupboard and exhaust fan Powder room with toilet sink and exhaust fan Kitchen has island bench double sink with splitter tap, breakfast bar, dishwasher recess, pantry, 4 burner gas hot plate, electric oven, range hood, overhead cupboards, pull out draws, fridge recess Family room and Meals with split system air conditioner, sliding door to outside courtyard and garage Pull up clothesline Paved area for entertaining 2 Car Garage with Tilt a Door, rear lane access UPSTAIRS Large Master bedroom, split system air conditioner, sliding door onto large Balcony, walk in robe. Ensuite has shower, vanity, mirror, toilet, dual towel rails, exhaust fan Bedroom 2 and 3 will fit double beds both have built in mirrored door robes Main Bathroom has a deep bath, shower, vanity, dual towel rails, mirror, toilet and exhaust fan OTHER FEATURES Decorated in neutral colours throughout Walk in storage next to staircase, Linen cupboard upstairs and downstairs Carpet, Tiles, slim line Blinds, Deadlocks windows and doors Gas Hot water system Townhouse has its own water and electricity meter Complex managed through SVN Strata management Approved for cats and small dogs (permission with council of owners with details of animals) No parking in common areas (rear of buildings) Strata Fees \$270.40 per quarter (Admin Levy \$260 Reserve \$10.40) Total \$1,081.60 per year Shire Rates \$1,897.67 per year Water Rates \$ 1,052.28 per year IDEAL LOCATION, WALK TO THE STATION