

# 9 Koenig Way, Clarkson, WA 6030

## Sold House

Friday, 3 May 2024

9 Koenig Way, Clarkson, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Leanne Waters  
0403006994

**\$750,000**

GRAND OPENING SATURDAY & SUNDAY 4th & 5th MAY 1.00-1.30pm ALL OFFERS PRESENTED MONDAY 6TH MAY 2024 @5pm PLEASE COME DIRECTLY TO THE OPEN HOMES ADVERTISED or VIEW THE VIRTUAL TOUR LINK BELOW: <https://aloft-drones.captur3d.io/view/the-agency/9-koenig-way-clarkson-60301> I love taking the time to chat with clients and not only put their mind at ease when listing and selling a home – but to stop, listen and hear what they love about their home and what they love about living in their local community. Located in the sought after CATALINA estate, this contemporary and stylish 4x2 home boasts a stunning façade that will catch your eye from the moment you arrive – Step outside to an impressive outdoor area which really ticks the boxes for functionality, style and space. Ask my clients where they spend most of their time – Right here, their favourite spot for social gatherings with family and friends or there "go to" spot to watch the footy. No comments on their favourite footy team - You are buying a house not a footy team :) 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. Add to these 4 bedrooms, with fitted robes, a large Theatre room (enclosed with privacy doors) a good sized laundry area with generous linen cupboard, fully enclosed double auto garage with shoppers entry. Indoors: Kitchen is generous in size with 6 burner gas hotplate, 900mm oven, range hood, extra long work top to cook up a storm and prep meals, pantry, microwave recess, dishwasher, double fridge recess with a generous amount of cupboards. Master bedroom is a generous size with walk in robe, carpeted. En suite is fitted with screened shower, vanity and toilet. Bedroom 2 sits alongside master suite with double robe. Currently used as a study. Bedroom 3 is double/queen size with double sliding robe, carpeted. Bedroom 4 is queen size and enjoys back garden views, fitted robe, carpeted. Main bathroom is complete with vanity, shower and bath. Separate toilet. Crim safe security screen to front entrance. Ducted reverse air conditioning (zoned) for year round temperate control. Sliding privacy door to minor bedroom wing. Tiled living areas. Outdoors: Double auto garage with shoppers entry and door to back garden. Stunning Alfresco with extended metal gazebo/pergola area for year round entertaining. Fitted bbq, bench, sink and bar fridge, wall mounted tv. Easy care block with small grassed area to the front. Extensive paving at rear to maximise on low maintenance living and lock and leave lifestyle. Fitted bench seat, limestone retained gardens with frangipanis. Garden shed, Gate from side for walk through access to rear. Extra paved parking area to the front verge. During those warm summer months, the rear alfresco/pergola will be a much-loved respite from the sun and on rainy days a sheltered position from the elements. Perfect spot to enjoy morning coffee, alfresco dining and bbqs. They have hosted many social gatherings and is the with built in bbq, fridge and sink this area is paved and accessed by living areas or front gate and high fencing giving you a private outdoor area for entertaining. The unbeatable location of this property makes it ideal for families. 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. Freeway access, Clarkson train station are both within a few minutes drive. Perfectly suited to first home buyers, young families, retirees, professional couples, fifo workers, investors (great rental returns and perfect to add to your portfolio) Built: 2014 with over 164sqm living area. Block: 375sqm (approx) Land Rates: approx. \$2189.00 Water Rates: approx. \$1222.00 And yes, this home is currently owner occupied and I cant wait to show you through! See you at the open home. 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.