

17 Pratt Lane, Clarkson, WA 6030



House For Sale

Sunday, 23 June 2024

17 Pratt Lane, Clarkson, WA 6030

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 171 m2

Type: House



Josh Curtis

0894006300

From \$649,000

Conveniently positioned in the heart of the sought-after 'Catalina' Estate of Clarkson, this grand and deceptively spacious townhouse boasts a clean and fresh finish with plenty of quality upgrades throughout! Perfect for young professionals, retirees, downsizers, and investors alike... this premium property is close to all the amenities and is ready to move into today! • With freeway access, local beaches, and shopping centres all within a stone's throw; the Catalina Estate boasts convenience and a coastal lifestyle without the cost! With an abundance of restaurants, bars, shops, food outlets, gyms, health centres, library, banks, specialty shops, schools and not to mention the popular Mindarie Marina only a short drive away, it really doesn't get any better than this! The Train Station and Freeway access point are approximately 1.5km away, making your inner-city commute a breeze. • Designed and constructed with a bold front elevation featuring clean straight lines, the 6.6m garage allows for tandem parking with a massive 39c ceiling giving you enough space to park a caravan! The second storey concrete slab ensures you'll never hear the creak of footsteps and upstairs can be used to its full potential without having to worry about weight. Ducted reverse-cycle air conditioning has been cleverly built into both floors. • Opening to lofty high ceilings, a fresh neutral colour palette and tiles underfoot, this sleek & stylish home has been impeccably finished and offers a sense of grandeur from the moment you enter the property. On the ground floor, the living & dining area boasts recessed ceilings with plenty of natural light and gives you a calm relaxing place to unwind after a busy day. The kitchen is clean and modern with waterfall stone benchtops, 900mm appliances + rangehood, overhead storage, double pantry, double fridge recess, dishwasher recess, and a hidden microwave shelf. • The second storey living area is multi-purpose depending on your needs. Whether it's a games room for the kids, a home gym, an arts & crafts room, or a study; the area is spacious enough to suit your needs with 34c ceilings and double storage cupboard. • Located on the second storey, the master bedroom is sure to draw your attention! Waking up to lush green views of the local park sets your mood for a day of success. Presented with recessed ceilings, sliding door access to the balcony, a large walk-in robe (for him) and masses of extra clothes storage hidden behind roman blinds (for her); the generous ensuite comes complete with stone benchtops, his and hers dual vanities, glass-door shower, and toilet. • Bedrooms 2 and 3 are both spacious in size with double sliding mirrored robes and would easily accommodate queen size beds making them ideal for teenage kids or visiting guests. Nestled between these rooms is the family bathroom with a similar tasteful finish. Guests have no need to venture upstairs with a powder room located in the main hall. The laundry area is tucked away behind the staircase and provides another walk-in linen cupboard so you'll never need to worry about storage! • Completing this amazing home is the alfresco area & private courtyard which has been designed to require minimal upkeep! Finished with synthetic grass, native plants, and ambient lighting, you have the perfect place for BBQ's and drinks as you plan your weekend ahead! With gated access to the park behind, children and family pets have a place to stretch their legs and happily play! • For the savvy investor looking at taking advantage of WA's continually booming market; this low-maintenance 2015-built property is sure to tick the boxes due to its location, age, and functionality. With similar properties achieving a current rental yield of between \$660 - \$680 a week and continuing to rise; this 3x2 urban home is tenant-ready and sure to give you excellent return-on-investment for years to come. Strata fees are payable for the common footpath behind Pratt Lane and are currently: \$174.40 p/a. • Some notable extras include: Built-in storage (garage), wall-mounted clock, brand-new synthetic lawn, freshly painted, freshly re-grouted, professionally cleaned, instant hot water, 8x solar panels, fibre optic internet, LED lighting, retractable hose reel, skirting boards throughout, vertical blinds, upgraded doors, clothesline and so much more! See you at the home open on Sunday 23rd June 2024 @ 11AM - 12PM!