

# 3 Aslings Court, Clarkson, WA 6030



## House For Sale

Sunday, 23 June 2024

3 Aslings Court, Clarkson, WA 6030

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 449 m<sup>2</sup>

Type: House

**From \$669,000**

Welcome to an exceptional real estate opportunity within the highly sought-after Somerly Estate. This stunning 4-bedroom, 2-bathroom property is ideally positioned on a well-portioned 449sqm block, offering ample space for comfortable living. The home features a contemporary design with spacious interiors. Its prime location sits just moments away from local schools, parks and Clarkson train station, as well as easy access to the freeway, and just a short drive to local beaches, Ocean Keys shopping centre and Mindarie Marina. Currently leased to a high-quality tenant who meticulously maintains the property, this home presents a fantastic investment opportunity. With a reliable rental income of \$400 per week until the 30th of August, 2024, investors can benefit from immediate returns and the potential for lease renewal. Alternatively, first home buyers or mid-size families can secure this beautiful home, perfectly blending convenience and comfort, and start a new chapter in a vibrant community. Don't miss out on this rare chance to own a premium property in Somerly Estate - act now and make this house your new home.

**KEY FEATURES:**

- Elegant formal lounge/theatre room, perfect for movie nights and entertaining guests.
- Spacious open plan kitchen, living, and dining area, designed for modern living and seamless family interaction.
- Queen-size main bedroom with ensuite and walk-in robe, offering a private retreat within the home.
- Convenient double garage with a shopper's entrance, providing easy access and added security.
- Alfresco entertaining area with a beautifully landscaped backyard and additional storage shed, ideal for outdoor gatherings and relaxation.
- Efficient ducted evaporative air conditioning, ensuring year-round comfort.
- Alarm system and security screen front door for added peace of mind.
- Separate, well-equipped laundry room, enhancing household convenience.
- Impressive curb appeal on a well-maintained street in Somerly Estate, reflecting pride of ownership.
- Prime location near local schools, parks, transport hubs, shopping centres, beaches, freeway access, and the vibrant Mindarie Marina.
- High-quality tenant in place until August 30th, 2024, at \$400 per week, who meticulously maintains the property and treats it as her own, ensuring it remains in excellent condition.