

Sold



6 Sykes Cove, Clarkson



## Affordable 3 x 2 Family Home in Parkside Location!

Neat as a pin and ready for new owners, this three-bedroom, two-bathroom family home has so much to offer first home buyers, young families and investors alike. Minutes to Ocean Quays Shopping Centre and great local schools, and under 2km to Mindarie Marina, this popular location presents exceptional value.

The property has just been re-painted internally and externally, with a new front door and door hardware throughout, new basins and tapware and fully reticulated revitalised gardens. All the bedrooms are carpeted with walk-in robes and vertical blinds, and the spacious master suite features an ensuite bathroom with WC.

The U-shaped kitchen overlooks the open plan meals and living area, and has a walk-in pantry, stainless steel rangehood, oven and double sink.

Timber laminate flooring throughout the 126sqm home is hard-wearing and easy to maintain, while the front and rear gardens are low maintenance and the generous 465sqm site provides plenty of room for your family's outdoor activities. The expansive pergola provides a lovely alfresco area for all-season entertaining, and the good-sized garden shed is perfect for your tools, bikes and additional storage needs.

Metres from Anthony Waring Park, and several local schools within a 1km radius, this enviable parkside position is sure to be a drawcard for many buyers. Clarkson Station is just 1.7km for your commute, and of course, Mindarie Marina's bars, restaurants and water activities are a stone's throw away.

 3  2  1  465 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25086
<b>Land Area</b>	465 m <sup>2</sup>

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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Investors will be interested to know that the current rental market suggests this home would fetch \$340-\$360 per week.

Contact Tibor Kiss from Xceed Real Estate on 0412 200 188 without delay to register your interest in this great family home.

Property Features:

- 3 bedrooms, 2 bathrooms
- 126smq under roof, on 465 sqm block
- Open plan kitchen, dining and living area
- Freshly painted internally and externally
- Walk-in robes to all bedrooms
- Revitalised gardens, fully reticulated
- Single carport with gate access to rear yard
- New front door and door hardware throughout
- New chrome flick-mixer tapware
- Hard wearing vinyl flooring, carpets to bedrooms
- Neutral vertical blinds throughout
- Garden shed
- Enviaible parkside location, close to shops, schools, beaches and transport

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*