

Sold



11 Manila Rd, Clarkson



## Ideal Low Maintenance Living

Looking for your first home, downsizer or investment property? Look no further! Set on an easy care 300 sqm block this modern single level 3 bedroom, 2 bathroom low maintenance home in quiet street is superbly presented and ready to be enjoyed.

Featuring a spacious and practical open plan kitchen/living and meals area that overlooks the generous private back yard this light filled home is ideal for entertaining family & friends. The contemporary kitchen includes ample storage space, granite bench tops, stainless steel appliances, walk-in pantry and a breakfast bar for casual dining.

Externally the property features a low maintenance backyard with undercover alfresco area, paving and a large artificial grassed area-ideal for children. The double garage has a remote controlled door, walk through access to the rear garden and shoppers' entry to inside for convenience.

Located in the popular and convenient pocket of Clarkson this home is just minutes away from local shops and amenities including Drimmie Park, Catalina Blue Hills Playground, Ocean Keys Shopping Centre, Somerly Primary School, Clarkson Community High School, Mindarie Senior High School and close to public transport.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	28590
<b>Land Area</b>	300 m2

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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For further details or to arrange a private viewing appointment please call Ian Fatharly on 0411 886 183.

#### Accommodation & Features

- Three bedrooms-His & Her's walk-in robes and built-in mirrored robes to master bedroom
  - Two bathrooms featuring glass screened showers separate w/c to main bathroom
  - Built in 2015
  - Open plan kitchen/living/dining
  - Modern kitchen with granite bench-tops, walk-in pantry, dishwasher, 900mm gas cook-top & under counter oven
  - Quality floor tiles to hallway, kitchen and meals area
  - Ducted reverse cycle air-conditioning
  - Undercover alfresco area
  - Laundry with external door to clothes drying courtyard
  - Paved outdoor entertaining area
  - Easy care 300 sqm block
  - Private rear garden with practical artificial lawn area
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- Double garage with remote door, walk through access to rear yard and shoppers' entry inside

- Easy, quick access to the freeway North and South
- Council Rates-\$1950.00
- Water Rates- \$1070.05

Approximate distance to;

- 450m- Drimmie Park
- 750- Catalina Blue Hills Playground
- 1.6km- Ocean Keys Shopping Centre
- 2.6km- Somerly Primary School
- 2.7km- Mindarie Primary School
- 3.8km- Mindarie Senior College

*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.*