

Sold



199 Celebration Boulevard, Clarkson



## UNDER OFFER

Welcome to the epitome of practical living. This well-presented home, conveniently located within walking distance of the Clarkson train station, welcomes you to a lifestyle where every detail is centred around your comfort and convenience.

Step inside to discover a spacious loungeroom with direct access to a delightful private courtyard perfect for your morning coffee, a relaxing drink or alfresco dining at the end of the day. The open-plan kitchen/meals area, equipped with stainless steel appliances, a large pantry, double sink, and stainless steel rangehood, brings efficiency to daily life. Easy-to-decorate neutral tones and low-maintenance flooring tie the living spaces together and emphasize the simplicity that defines this home.

A large separate laundry, with linen cupboard and a separate powder room along with plenty of storage under the stairs completes the lower floor.

Upstairs the main suite featuring a private ensuite, walk-in robe and your own private balcony makes this space the perfect retreat. There are two additional bedrooms, with built-in robes and carpets, while nearby, the second spacious bathroom equipped with bath contributes to the overall practicality of the home.

Step outside to a modest, low-maintenance rear outdoor area, complete with lock up storeroom and steps leading up to your massive double remote-

3 2 2

**Price** SOLD for \$485,000  
**Property Type** Residential  
**Property ID** 29628

### Agent Details

Graeme Correy - 0419 902 309

### Office Details

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

**XCEED**   
REAL ESTATE

control garage - You won't miss having a large backyard with so many local parks in this fantastic location! Convenience is top of the list, with Clarkson Station, within walking distance. Embrace coastal activities with Mindarie Marina just kilometres away, offering a range of recreational and dining delights.

Experience firsthand how this home seamlessly blends practicality, comfort, and a superb location by contacting Donna Lukosius from Xceed Real Estate on 0411 828 200.

Features include:

2010-built 3-bedroom, 2-bathroom home

Easy care 164sqm cottage block

Double lock-up rear garage

Stainless steel kitchen appliances

Ceramic floor tiles and carpets

Split system A/C in the kitchen and master bedroom

Built-in robes throughout

Separate laundry

Powder room

Recessed downlights

Easy-care courtyards

*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.*