

Under Contract



21 Pratt Lane, Clarkson



## Simply Stunning!

Welcome to 21 Pratt Lane a modern, immaculately presented and very generously sized townhouse with quality finishes and practical design. Situated overlooking a beautiful park in sought after Catalina Estate, just 1.8km to the beach, 2km to Mindarie Marina, 400m to Ocean Keys, 1.5km to the train station and freeway. This is an outstanding property and a must to view! Contact me for more details on 0406 616 608.

### Ground Floor:

- Tiled entry hall
- Home office
- Powder room including WC
- Garage including additional storage area, remote door and shoppers entry
- Fully renovated laundry
- Open plan kitchen, dining and family area
- Kitchen including double bowl stainless steel sink, dishwasher, gas cooktop, 900mm electric oven, built-in pantry, fridge recess, overhead cupboards, rangehood and stone tops
- Lawn and paved area in courtyard
- Alfresco over paved outdoor entertaining area
- Electric storage HWS

### First Floor:

🛏 3 🚶 2 🚗 1

**Price** All Offers Accepted  
**Property Type** Residential  
**Property ID** 31094

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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Level 8, 3 Hasler Road Herdsman,  
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REAL ESTATE

- Master bedroom including his and her WIRs with mirrored doors, ensuite with double vanity
- Lounge/activity
- Double 2nd and 3rd bedrooms including double mirrored BIRs
- 2nd bathroom including 2nd WC
- Balcony

Improvements:

Freshly painted

New quality waterproof laminate flooring upstairs

New quality window treatments throughout

New lawns to front, side and back

Landscaped and paved

New skylight installed

Both bathrooms renovated with larger shower recesses

Laundry fully renovated with new overhead cupboards and timber benchtop

New security screen doors installed on all external doors

All external keys – keyed alike so only one key required

New ceiling on upper balcony

Other Features:

- Gas continuous flow HWS
- Solar power generation
- Ducted reverse cycle air conditioning
- Built in 2017

*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.*