



**3 Elmhurst Drive, Clarkson**



## Family Friendly Abode Close to Amenities

Don't miss out on this quality four-bedroom, two-bathroom family home, where all the hard work has been done, ready for new owners to simply move in and enjoy. Part of the Somerley estate, this well-maintained property is set amongst quality neighboring homes, and is just a stone's throw from primary and secondary schools.

Boasting a contemporary front elevation with a limestone feature blade wall, grey render and picture windows, the home is set on a roomy 510 square metre block. At the heart of the 171 square metre home is a spacious, light and bright open plan meals, kitchen and living area. The thoughtfully designed kitchen includes a generous-sized breakfast bar, stainless steel appliances including a rangehood and oven, and a good-sized walk-in pantry.

Outdoors, the low maintenance and spacious paved alfresco area features a cosy and modern cabana – the perfect spot for an afternoon drink with friends, and entertaining during the upcoming festive season.

The location is hard to beat. All of life's necessary amenities are in easy reach, with the home a mere walking distance to Clarkson Train Station, as well as a handful of primary and secondary schools, in addition to being just a short drive to Ocean Keys Shopping Centre and the Mindarie Marina.

4 2 2 510 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26968
<b>Land Area</b>	510 m2
<b>Floor Area</b>	171 m2

### Agent Details

Jonathan Marlow - 08 9402 2299

### Office Details

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



This well-maintained family home won't last long, so please register your interest with Tibor Kiss, of Xceed Real Estate, on 0412 200 188.

#### Features:

- Four bedrooms, two bathrooms
- Double garage with rear access
- 510sqm block
- 171sqm internal living space
- Tiles and carpet throughout
- Quality neighbourhood
- Easy care gardens
- Paved alfresco area with cabana
- Evaporative air-conditioning

#### Location:

- Walking distance to Clarkson Train Station
- 0.8km to Somerly Primary School
- 0.5km to Clarkson Community High School
- Just over 1km to St Andrew's Catholic Primary School
- 1.3km to Clarkson Primary School Primary
- Five minute drive to Ocean Keys Shopping Centre
- Minutes from North Metropolitan Tafe Clarkson

#### Close proximity to Mitchell Freeway

*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.*