







Affordable Coastal Living in Enviable Location!

Open by private inspections only! Call Simar Singh on 0433 767 296.

Constructed in 2015, in the gorgeous Catalina Estate, there aren't many homes on the market with the beach and a bustling town centre on their doorstep, especially at this price point. This beautifully presented three-bedroom, two-bathroom home is the exception and offers the ultimate in affordable coastal living.

Featuring a theatre room/formal lounge and spacious open-plan living/dining and a well-appointed kitchen, this light and airy property offers loads of space for families, downsizers and professionals. The stylish décor ensures you can move straight in and enjoy all the perks of living within a couple of kilometres of the turquoise sea without having to compromise on space or conveniences.

You'll love alfresco dining within the paved courtyard, and with no gardening, you'll have plenty of time to enjoy all the charms of this coastal suburb, including kilometres of pristine coastline, Mindarie Beach and coastal trails. The Marina Mindarie is a short drive away and offers eateries, a marina and epic sunsets. Neerabup Nature Reserve is on your doorstep and has extensive walking and cycling trails leading to Yanchep National Park.

Surrounded by beautiful parks, and around the corner from Drimmie Park and Catalina Nature Reserve, you're also within a short drive from Ocean Keys Shopping Centre and the Clarkson Train Station. You can easily access

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Price	SOLD
Property Type	Residential
Property ID	28168

Agent Details

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shops, cafes, schools (including St Andrew's Catholic Primary School) and main arterial roads, including Marmion Road and the Mitchell Freeway.

Occupying a 225sqm low-maintenance block in the desirable Catalina Estate, you will start enjoying the coastal lifestyle from the moment you unpack. Investors will recognise the immediate appeal of this beautifully presented property given the affordable price tag and proximity to the coast, which is a drawcard for renters looking for easy-care living. This is also a fantastic lock 'n leave property with a secure front garden with native plants and a private garage entrance off a rear laneway.

Living so close to the ocean is a dream for many, especially when you don't need to lift a finger! So please don't hesitate to contact Simar Singh on 0433 767 296 today.

Property features:

• Three bedrooms (with built-in robes), two bathrooms

• Open-plan living and dining

• Well-appointed kitchen with a breakfast bar, dishwasher recess, dual sinks, 5-burner gas cooktop, 900mm oven, pendant lighting and a separate pantry

• Theatre room/formal lounge

• Primary bedroom with a walk-in robe and an ensuite

• Separate laundry

• Reverse-cycle air-conditioning

• Ceiling fans

• High Ceilings

• Easy-care tiles in the living areas

• Carpet in the bedrooms

• Gas hot water system

• Beautifully presented

• Low-maintenance paved courtyard with a shade sail

• Double lock-up garage with laneway access

• Secure front garden with native plants

• Move-in ready

• Lock 'n leave

• 2015 brick and iron construction

• 225sqm block, with 113sqm of living space

• Catalina Estate location

Location highlights:

• 1.7km to Ocean Keys Shopping Centre
• 1.7km to St Andrew’s Catholic Primary School
• 1.9km to Mindarie Beach
• 2.3km to Clarkson Train Station
• 2.5km to The Marina Mindarie
• 2.5km to Neerabup National Park
• 3km to Clarkson Primary School
• 3.9km to Clarkson Community High School

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* Interested parties must be sure to undertake their independent enquiries.

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