

199 Celebration Boulevard, Clarkson







UNDER OFFER

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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-

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

Agent Details

Office Details

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

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

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