

27B Loftia View, Clarkson







CLARKSON FAMILY GEM

3 1 1 413m2

Light and bright, freshly renovated with a functional layout, this three-bedroom, one-bathroom home is ideal for first-home buyers, downsizers or investors seeking a property in family-friendly Clarkson within striking distance to parks, sporting facilities, schools, shopping and public transport.

Graced by a mature Jacaranda tree and gardens, the front of the home is an inviting abode, privately set back from the road. Walk down the driveway to the rear property, step inside and be greeted by the formal loungeroom. Clean lined and restful, this is a comfortable and welcoming room providing the comfort of carpet and reverse cycle air-conditioning and bathed in natural light.

Further along, the home's central hub of open-plan kitchen and dining areas is an inviting space for all the family to come together and enjoy. The kitchen is brand new with timber-style flooring, a well-appointed space that features all the conveniences required for the modern family, including ample benchtops, stainless steel sink, cupboards and pantry. From the dining area, floor-to-ceiling sliding doors not only create a beautiful airy ambiance, but a seamless flow between inside and exterior spaces making summertime living easy.

Open up your doors for a lovely breeze in the warmer months and enjoy your generous-sized, paved courtyard. Easily large enough for outdoor furniture, tables and chairs, large potted plants and BBQ, and surrounded by a high

Price	SOLD for $560,000
Property Type	Residential
Property ID	30459
Land Area	413 m2
Floor Area	91 m2

Agent Details

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Office Details

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limestone wall, this makes for a magnificent, private alfresco dining or entertainment area, kids play zone, a peaceful spot to unwind, with easily enough space for the green thumb to add their own special touches. This is the perfect outdoor zone to make this your special sanctuary away from the hectic pace of modern life.

All bedrooms provide the comfort of carpet flooring, blinds, ceiling fans and built-in robes, the main bedroom boasting walk-in robes while a central bathroom provides both a shower and bath.

With an emphasis on convenient and comfortable family living, this home is just moments from major amenities and nearby Quinns Beach, with Clarkson station a short drive or cycle away and easy access to Wanneroo Rd and freeway making travelling to and from home a breeze. Beautifully presented, this abode is ideal for first-home buyers seeking a low-maintenance home within a great community or investors looking to add to their portfolio. For expressions of interest, please contact Jonathan Durrant at Jonathan.d@xceedre.com.au or call 0438 909 480.

Features:

Three carpeted bedrooms, all with ceiling fans, blinds
One Bathroom with bath
Main bedroom with walk-in wardrobe
Two other bedrooms with built-in wardrobes
Light and bright open-plan kitchen/dining areas
Renovated kitchen with ample bench space, cupboards and pantry, upright gas oven and cooktop
New timber-style flooring in kitchen
Drapes over sliding doors
New reverse cycle, split system air-conditioning in living room
Security screens
Separate laundry area with exterior access
Downlights
Limestone wall and paving wrapping around side of home to private drying area
Single car carport with newly installed automatic door

Location (approximate distances):

Nearby bus stops along Hester Avenue
Close to Mitchell Freeway and Wanneroo Road

Hidden Valley Park 170m
Ridgeway Park 400m
Clarkson Community High School 850m
Stradbroke Gardens 900m
North Metropolitan TAFE 1.3km
SUPA IGA 1.8km
Merriwa Medical Centre 1.8km
Sommerly Primary School 2.0km
Merriwa Primary School 2.1km
IGA Quinns Rocks Fresh 2.3km

Clarkson Station 2.8km
Quinns Beach 3.7km

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