



185 Celebration Boulevard, Clarkson

LOCK UP & LEAVE

Buy at today's prices & move in later!

LOCATION

Location is key with being so close to Clarkson station, no need for a car when price of fuel going up! In this sought after Metro Village, convenience is key and perfect for FIFO or a daily commute on the train, in a quiet cul de sac and with low strata fees (\$291.20/pq) . Buyers can jump on this market now and move in later. Investors opportunity with great tenants in place and a fixed tenancy until December 2026 at \$610 per week, a great addition to your portfolio or a first investment.

Easily accessible to parks, medical centre, restaurants, Ocean Keys shopping centre, Mitchell freeway making it a convenient investment, first home or downsizer.

THE IMPORTANT STUFF

Great lock up and leave in a quiet location, two storey townhouse with a private, low-maintenance paved rear courtyard, secure storeroom, full privacy to the back. Paved to the front for easy care minimal gardening and fenced to the front. Ground floor includes —one king sized bedroom, large built-in robe (triple mirrors), semi-ensuite, living and meals area, split system air con, attractive vaulted ceilings to add

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FOR SALE

Offers in the \$700,000s

VIEW

Sat 4th Apr @ 12:00PM - 12:30PM

AGENTS

Chrys Timpson
0424 839 055
chrys.timpson@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

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 **LJ Hooker**

plenty of light into the home with feature windows, single garage to the rear. Top floor includes —mezzanine level with cathedral ceiling with option for 2nd bedroom/office/extra living space, you even have a park at the rear of the home, like having your own backyard!
Strata Levy \$291.20 (quarterly)
193sqm block
92sqm of living
Built 2010

Call your local Clarkson specialist for more details:
Contact: Chrys Timpson 0424839055
Email: chrys.timpson@ljhpxp.com.au

MORE DETAILS

Property ID	3V6DFGJ
Property Type	House
House Size	92 m2
Land Area	193 m2

Chrys Timpson 0424 839 055
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