

## Clovelly Park, 17/21 Cohen Court

Low maintenance living with nature on your doorstep!!!

Perfect for first home buyers or astute investors, this beautifully updated two-story townhouse offers tranquil living in a serene setting across from a picturesque reserve. Recently repainted and with new carpets installed upstairs, there is nothing left to do - just simply move in and enjoy!

This home features three generous bedrooms, master with built-in robe, ceiling fan, and a private balcony to enjoy the natural surroundings with the remaining bedrooms also featuring built-in robes and ceiling fans.

The stylishly renovated bathroom boasts floor-to-ceiling tiles, a relaxing bathtub, and a rainfall showerhead, providing a touch of luxury to everyday living.

The modern kitchen is fully equipped with electric cooking, dishwasher, and ample storage, making meal preparation a breeze. Relax in the light-filled living room overlooking the peaceful reserve, or retreat to the private courtyard.

3 1 1

**For Sale**  
\$589,000 - \$629,000

**View**  
[ljhooker.com.au/2AVZGJU](https://ljhooker.com.au/2AVZGJU)

**Contact**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**| Mawson Lakes | Modbury**  
**(08) 8289 6660**



Features you will love:

- \* Three bedrooms, master with built-in robes, ceiling fan and balcony
- \* Bedrooms two and three with built-in robes and ceiling fans
- \* Updated bathroom with contemporary floor-to-ceiling tiles, bathtub, rainfall shower head and handheld shower head
- \* Updated kitchen with electric cooking, dishwasher, microwave hutch, tea and coffee hutch and plenty of storage
- \* Spacious light-filled living area with split system
- \* Evaporative air conditioning on the upper level
- \* Roller shutters throughout
- \* Two storage cupboards on the landing
- \* Freshly re-painted and new carpets installed
- \* Second toilet on the lower level
- \* Undercover courtyard with shed
- \* Secure undercover parking

Conveniently located within walking distance to Mitchell Park train station and close to shopping centres, Westfield Marion, public and private schooling and nearby to many reserves, this low-maintenance home offers the perfect blend of comfort and convenience.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

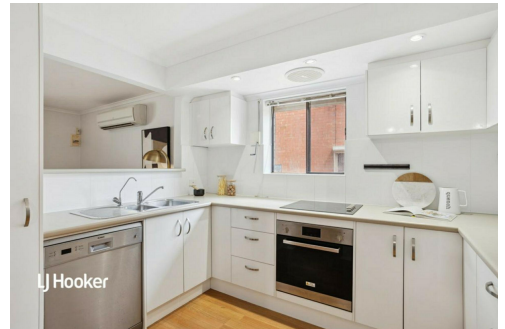
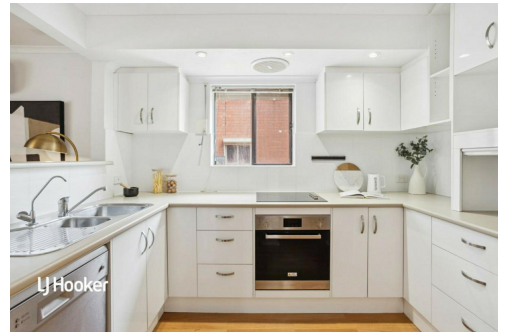
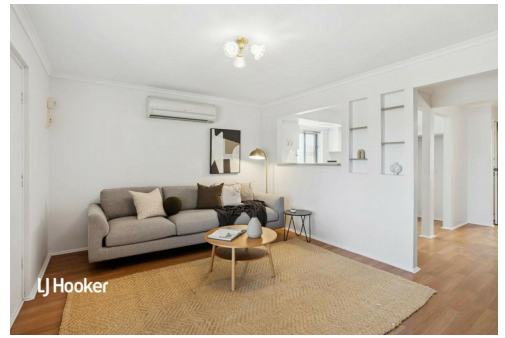
## More About this Property

Property ID	2AVZGJU
Property Type	Townhouse
House Size	102 m <sup>2</sup>
Including	Evaporative Cooling Courtyard Built-in-Robes

**Carla Doecke 0456 830 122**  
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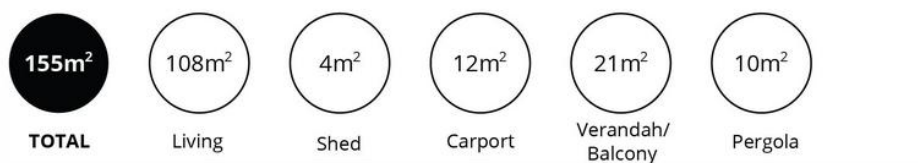
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**