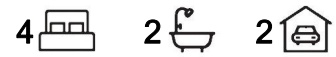




## Tapping, 99 Clarkson Avenue

Comfort and Charm in the Heart of Tapping



Step into this beautifully presented Ross North 4x2 family home, perfectly positioned in the thriving suburb of Tapping. Designed with comfort and functionality in mind, this home features a standout open-plan layout that effortlessly connects the kitchen and living areas, creating a warm and inviting flow throughout. Beyond the main living space, the property also includes a separate living room and an activities room, offering endless versatility to suit your family's needs.

The seamless design continues as the open-plan living area extends to a charming alfresco entertaining space, which overlooks a peaceful and low-maintenance backyard. Thoughtfully maintained, the garden is brimming with charm and includes a flourishing lemon tree—a perfect touch for those who enjoy a connection to nature. Additional features include reverse-cycle air conditioning for year-round comfort, a spacious double garage, and a shed for extra storage. Recent updates, such as newly renovated floors, modern lighting, and a fresh coat of paint, ensure the home is move-in ready and sure to impress.

**For Sale**  
Offers From \$824,000

**View**  
[ljhooker.com.au/JG8HRD](http://ljhooker.com.au/JG8HRD)

**Contact**  
**Luke Calarese**  
0414 367 854  
[luke.calarese@ljhooker.com.au](mailto:luke.calarese@ljhooker.com.au)



**LJ Hooker Joondalup**  
**(08) 9300 2100**

**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.

Situated in a highly desirable location, this property is within walking distance to Alvarez Park and conveniently close to excellent schools, including Tapping Primary School, Springhill Primary School, St Stephen's School, and Goodstart Early Learning School. For dining and social outings, The Duke Bar and Bistro is just a short drive away.

Don't miss the opportunity to call this stunning home yours-contact us today to arrange a viewing!

## More About this Property

<b>Property ID</b>	JG8HRD
<b>Property Type</b>	House
<b>House Size</b>	171 m2
<b>Land Area</b>	540 m2
<b>Including</b>	Ensuite

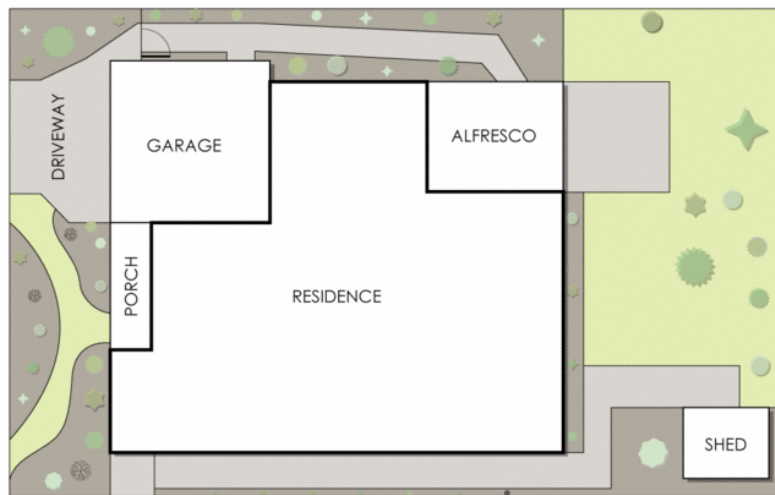
**Luke Calarese 0414 367 854**  
Sales Representative | [luke.calarese@ljhooker.com.au](mailto:luke.calarese@ljhooker.com.au)

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**99 Clarkson Avenue, Tapping**

Residence 152m<sup>2</sup> | Porch 7m<sup>2</sup> | Garage 31m<sup>2</sup> | Alfresco 18m<sup>2</sup>

**Total Area 208m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof areas under eaves. C/LJ Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purposes.  
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