

**14 Manila Road, Clarkson, WA, 6030**



**House For Sale**

Thursday, 28 November 2024

14 Manila Road, Clarkson, WA, 6030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Executive Living At It's Finest!

This beautiful 4 bedroom 2 bathroom home is set in the heart of the exclusive Catalina Estate and offers executive style living throughout.

Set on a low maintenance 450 sq/m block yet offering 236 sq/m of living space, this well designed Ben Trager home has it all.

Perfectly located in a ultra quiet street, it has easy access to transport, schools, parks and all the shops that Ocean Keys has to offer.

The timber door welcomes you and the high ceilings impress you as you enter the home.

The large theater room, with built in projector and speakers, is plenty large enough for all your friends and family to enjoy.

There's a good size study, with multiple desk spaces, to allow an easy working from home set up.

The open plan lounge/family/dining area benefits for feature wall decorations and lighting, T.V. point, plenty of light from those large windows, lovely window treatments and the impressive tiled floor coverings which add a touch of luxury to this area.

This open plan area is overlooked by the chef's delight kitchen.

It has plenty of workbench space, breakfast bar, lots of cupboard storage, coloured splash back, separate oven and burners, feature lighting and views towards the rear garden, just perfect when entertaining.

There is an extended Butler's Pantry with double sinks, water filter, large fridge recess, dishwasher, power points, and even more built in storage for the budding chef in the household.

The three family bedrooms are on their own wing of the property.

Each has built in robes, great amount of space, plenty of light from the large windows and an element of separation/privacy from the rest of the family.

They are serviced by a family bathroom with shower and bath, vanity unit and a hotel style.

The laundry and toilet finish off this section of the property.

Passing the under stairs storage, you utilise the staircase to enter the upstairs parent's retreat.

This space is perfectly designed for your private time with T.V. point, power sockets for the fridge, tea and coffee making facilities, and room for an ample sofa to relax upon.

The master bedroom has great views over the suburb and benefits from a good size walk in robe and plenty of space for additional furniture.

The ensuite is again hotel style, with large double headed shower, heat lights to ceiling, feature lighting above the large mirror, double vanity unit and separate toilet.

The outside rear garden is accessed by sliding doors from the dining area.

The deck offers all year entertaining under the roof of the property.

The low maintenance artificial lawn is plenty large enough for the children and pets to enjoy. Not overlooked, it offers great views and privacy, you could even add a swimming pool if that's your future requirement.

Extras include -

Ducted reverse cycle zoned air conditioning

5.5 kw solar electricity generation

Security cameras and doorbell camera

3 phase power

Extended store area to garage