

**70/100 Clementine Boulevard, Treeby, WA, 6164**

**House For Sale**

Friday, 15 November 2024



70/100 Clementine Boulevard, Treeby, WA, 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## OVER 55's - EFFORTLESS UPKEEP & EXCLUSIVE LIFESTYLE PERKS!

Welcome to Aspire Village, nestled within an exclusive gated community. This modern lifestyle development offers a secure and vibrant environment tailored for those aged 55 and over. Embrace the freedom of a maintenance-free lifestyle while enjoying the comfort of total independence. Live your best life at Aspire Village!

The village boasts a close-knit community of long-term residents who take pride in their home. The state-of-the-art clubhouse features pristine common facilities, including a heated swimming pool, gym, theatre, and craft room. Unlike typical retirement villages, Aspire offers properties set on a Survey Strata Title, meaning you own your lot outright with no monthly management fees, lease-for-life, or exit fees - simply enjoy the benefits of a secure, independent lifestyle.

Step into this impeccably presented modern home, designed for low maintenance living so you can focus on what you love. Discover a perfect blend of functionality and style within its practical floor plan. Enjoy spacious bedrooms, an open-plan living area, a central kitchen, and two beautifully designed bathrooms for ultimate comfort and convenience. Outside, a spacious alfresco area with an neat paved finish awaits you.

### Property Features:

- Master bedroom with walk in robe
- Ensuite complete with accessible shower, vanity and toilet
- Guest bedroom is double sized with built in robe
- Third bedroom/study or second lounge room offers perfect versatility
- Main bathroom with accessible shower vanity and toilet
- Elegant kitchen with ample storage and stainless steel appliances, including fridge and microwave
- The kitchen also offers a recess and pantry
- Open plan meals and family room adjacent to the kitchen with 31c ceilings
- Paved alfresco area flowing out from the open plan living
- Quality fixtures and fittings throughout
- Subtle integrated mobility features incl. wider doorways, lower vanities, hobless showers
- Double lock up garage with secure shoppers entrance
- Extra internal storage room
- Ducted reverse cycle air conditioning
- Instant gas hot water system

### Property Facts:

- Quality 2023 built home
- Low maintenance 300sqm block (Survey-Strata)
- Strata Levies: \$555.66 per quarter

Enjoy the convenience of this prime location with approximate distances to key destinations:

- 250m to Treeby Community Sports Centre
- 400m to Local Shopping Centre including IGA and Mooba Café
- 3.6km to Cockburn Central Train Station - easy access via 523 bus route
- 3.7km to Cockburn Gateway Shopping City including restaurants and cafes
- 24km to Perth CBD with easy access to freeway entries

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.