



### 3 Pratt Lane Clarkson WA

3  2  1 

Backing on to the lovely Seeadler Park where the fantastic Catalina Blue Hills Kids Playground can be found, this stylish and modern 3 bedroom 2 bathroom two-story residence enjoys both laneway access from the front and leafy north-facing parkland views at the rear, whilst encouraging a low-maintenance "lock-up-and-leave" lifestyle for all involved.

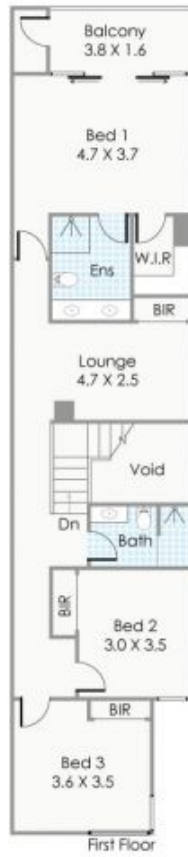
Downstairs, the open-plan kitchen, dining, and living area doubles as your hub of the home with its sparkling stone bench tops, double sinks, tiled splashbacks, double storage pantry, breakfast bar for quick meals, integrated range hood, five-burner Westinghouse gas cooktop/oven and a stainless-steel dishwasher of the same brand. It all opens out to an easy-care backyard where a gorgeous northern

**Type** : Unit  
**Building Size** : 214 sqm  
**Land Size** : 171 sqm  
**View** : <https://www.joyofhope.com.au/lease/wa/northern-suburbs/clarkson/residential/unit/8034656>



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Approximate Areas

GROUND FLOOR  
 Residence: 73m<sup>2</sup>  
 Garage: 25m<sup>2</sup>  
 Porch: 2m<sup>2</sup>  
 Verandah: 7m<sup>2</sup>

FIRST FLOOR  
 Residence: 99m<sup>2</sup>  
 Balcony: 8m<sup>2</sup>  
 Total Area: 214m<sup>2</sup>

This reception 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 areas do not include or account for wall thickness or roof area under eaves. Crib 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 purpose. www.cribcreative.com.au



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