



## 12 Links Court Claremont WA

3 1 2

Ideally positioned in a whisper quiet cul-de-sac just metres from the vast open expanses of the Lake Claremont Parklands, this is the easy care, single level living opportunity you've been waiting for.

Daily strolls around the picturesque 70 odd hectares of Lake & Parklands that are teeming with flora & fauna, walk & running trails, nature playground and dog friendly exercise areas, not to mention local cafes, Claremont golf course, tennis club, Aquatic Centre, Revo Sports gym & Foodies IGA. Now there's absolutely no excuse not to get fit, healthy & energized with all of this on your very doorstep.

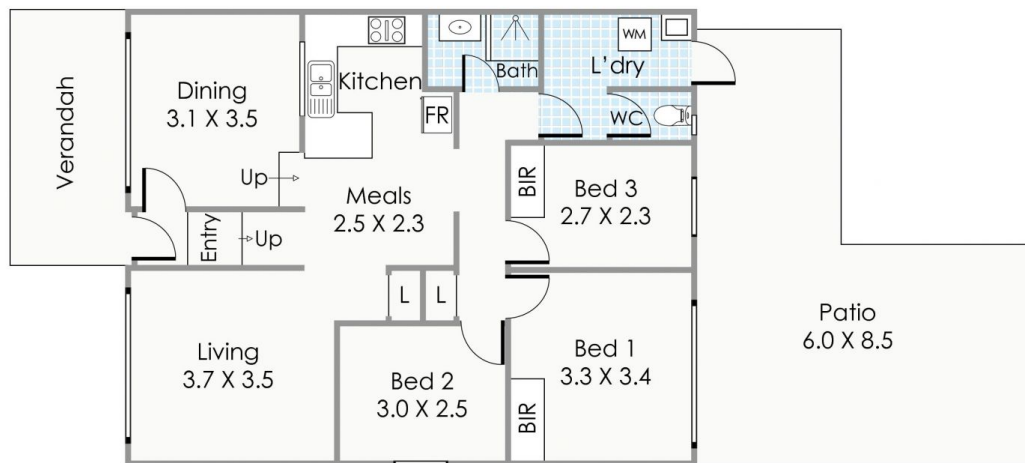
The existing cosy brick & tile home is renovated with

[For full version visit the website](https://www.abelproperty.com.au/8005867)

**Type** : House  
**Land Size** : 261 sqm  
**View** : <https://www.abelproperty.com.au/8005867>



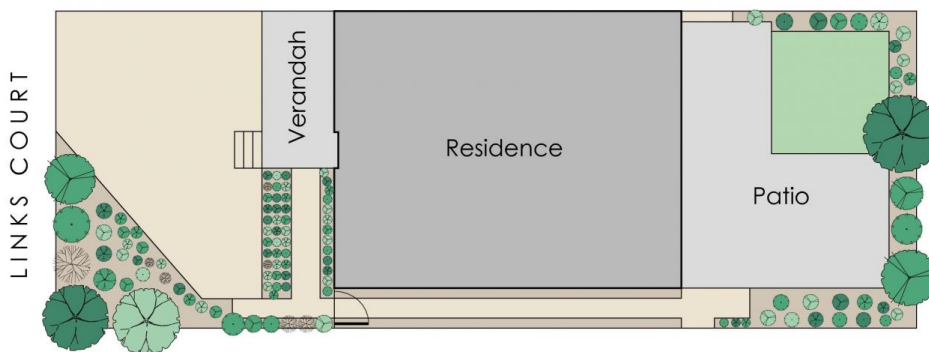
**Nathan McIntosh**  
**(08) 9208 1999**



#### Approximate Areas

Residence: 89m<sup>2</sup>  
 Verandah: 10m<sup>2</sup>  
 Patio: 36m<sup>2</sup>

Total Area: 135m<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 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.  
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