



## 23 Coaldale Link Clarkson WA

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Ditch the car keys - this fabulously located residence on the Somerley Estate is moments away from all of life's essentials!

Despite being incredibly central, this delightful, light-filled family home also benefits from being quiet, peaceful, and secure. It sits on a good-sized 480 sqm block on a neighbourly street close to Ocean Keys Shopping Centre, with its abundance of shops, boutiques, amenities, and eateries.

You're within walking distance of great schools and parks, with the beach and Mindarie Marina a short drive away. If you want to venture further afield, the train station, freeway, and Marmion Ave are all close by.

[For full version visit the website](https://www.abelproperty.com.au/8175406)

**Type** : House  
**Price** : UNDER OFFER!  
**Building Size** : 186 sqm  
**Land Size** : 480 sqm  
**View** : <https://www.abelproperty.com.au/8175406>



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**23 Coaldale Link, Clarkson**

Residence 177m<sup>2</sup> | Double Garage 32m<sup>2</sup> | Portico 4m<sup>2</sup> | Alfresco 11m<sup>2</sup>

**Total Area 224m<sup>2</sup>**



The floorplan is for illustrative purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are approximate and for information only. Measurements and total area do not include or account for tiled flooring or any other under house. CCC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. All floor plans are for illustrative purposes only. www.abelproperty.com.au