

**1/52 Rollinson Road, North Coogee, WA 6163**



## **Apartment For Sale**

Friday, 3 May 2024

1/52 Rollinson Road, North Coogee, WA 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 130 m2**

**Type: Apartment**



Simone Glover

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## Please call for details

An amazing Investment Opportunity awaits you, in the prestigious South Beach Estate with this substantial three bedroom, two bathroom apartment. Be the envy of all your friends with this supersized apartment located just a stones throw from the ocean. With endless lifestyle opportunities at your door step including South Beach itself, an array of cafes, restaurants, boutiques, parklands all within a short stroll away. This is one of Perth's best kept seaside secrets. Located on the corner of the first floor, with an expansive balcony to take in sunsets forever. This modernized beach apartment, has a very practical and spacious floor plan to suit almost any buyer with great flexibility. Boasting a stunning kitchen with stone benchtops, stainless steel appliances, built in dishwasher, ample cupboard space, overlooking the open plan dining and living space, opening to the spacious balcony to relax or entertain in style. The master suite is spacious in size with direct access to the balcony and scenic outlook and offers a walk in robe for both male and female and a luxurious bathroom with double vanities and stone benchtop to compliment the overall quality of this property with the shower having dual shower heads. There is also a separate toilet. Both bedroom 2 and bedroom 3 are very generous in size towards the back of the apartment and have their own built in wardrobe for convenience. Located alongside is the second bathroom with a separate spacious separate laundry and an abundance of linen cupboards and a separate broom cupboard. Boasting resort style facilities including a pool and indoor gym, this property is perfectly positioned to take advantage of all the South Beach lifestyle opportunities that await you. This spacious modern lock up and leave, light filled abode is the perfect place to call home or makes for a fabulous investment opportunity. Rental agreement in place currently expiring on the 22/07/2024 returning \$800 per week. Council Rates: \$2,388.20 per annum (Approx.) 2023-2024 Water Rates: \$1,365.68 per annum (Approx.) 2022-2023 Strata Rates: \$2,418.65 per quarter (Approx.) 2023-2024 inc reserve levy Please call Exclusive Selling Agent Simone Glover from DGRE on 0417 977 525 for further details or to view inside. PLEASE NOTE while every effort has been made to ensure the given information, photos and floor plan is correct at the time of listing, this information is provided for reference only and is subject to change.