

10/96 Cohn St, Kewdale, WA 6105

Sold Townhouse

Wednesday, 6 September 2023

10/96 Cohn St, Kewdale, WA 6105

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Contact agent

This is it - ideal to suit different lifestyles and needs of a home buyer, down sizer, or an investor. This upper level townhouse is within a boutique complex in Kewdale comprises 2 blocks with a total of 10 units. It is tucked in a low traffic area of Cohn Street nearer to Tomato Lake. Well maintained, 2 beds, 2 baths with a private balcony, it is positioned on the first floor of the rear block. Plenty of natural light, spacious to suit contemporary lifestyle and freshly painted, ready to move in. The open plan living dining area is comfortable and easy to decorate. Its kitchen is modern and practical, equipped with stainless steel appliances, gas cooktop, a stone beach top, a recess for dishwasher, and ample of storage space. The good size balcony is an added space for your outdoor rest and relax. Main Features:- Queen Size en-suite master bedroom with built in wardrobe and equipped with split system AC- The second bedroom size is generous with built in wardrobe- All rooms are carpeted- Split system AC in the living area- Enclosed laundry - Private storage room on the same floor- A designated covered carport right in front of the property- Visitors car bays and on street parking available Prime locality near major establishments ... Forum Belmont Shopping Centre provides the catch-all daily needs including restaurants, entertainments, pharmacy, clinics, health care, 24 x 7 gym, banking ... the list goes on. Conveniently it is just a short walking distance to the popular Tomato Lake. Entertainment, sports and travel are within reach, Crown Entertainment Complex, Optus Stadium, Perth Airport are about 5 km away; Perth City is less than 10 km away. Accessibility is easy via Leach Highway, Orrong Rd and Oat St and public transport. (Distance and sizes are approximate) Not only is this property such a comfort and convenient to live in, but it is also perfect for a lock and leave lifestyle. From an investment perspective, it offers a fantastic yield in this one of the sought after locations in Kewdale. There are not many similar properties in the area, inspection is a must, make us an offer before it is gone. Outgoings are for reference and may change: (approximate)- Council rate: \$1454 per year - Water rate: \$1117 per year - Strata fees: \$2858 per year (reserve fund and building insurance are included) Please contact Eddie Kong at 0451 125 188 or John Hu 04 2560 1881 for details and arrange an inspection. Disclaimers: Information in this advertisement is provided to the best of our knowledge and for reference only, however the information may be subject to change without prior notice. Information herein does not constitute any representation by the Seller or the agent as to its accuracy, and they are expressly excluded from any contract. Interested parties please make your own inquiries and verify the details of any information at your own discretion.