

**12/21 Homewood Street, Cloverdale, WA 6105**

**Professionals**

**Sold Apartment**

Sunday, 13 August 2023

12/21 Homewood Street, Cloverdale, WA 6105

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Simon Backhouse  
0894519566

**\$399,000**

Lock-and-leave. Professionals Cannington is proud to present this 2-bedroom, 2-bathroom apartment that offers a combination of lifestyle, accessibility & low-maintenance living in the heart of blue-chip suburb Cloverdale. From the moment you enter the complex, you will be impressed with the fittings that this DESIGNER APARTMENT offers. Quality lift system, spacious verandahs and it comes with a delightful common area balcony that overlooks the wider Belmont Shire and beyond, to the City. Beautifully located right at the 2nd floor of the G-Place Apartment complex, this apartment offers a generous open plan interiors that comprises sleek and modern kitchen finished with quality appliances. Two well proportioned bedrooms, sliding door/windows that provides an abundance of natural light and with the bonus of a large west facing private balcony, it's perfect for owner-occupiers or smart investors. Features include:

- Outstanding Location with Fantastic Lifestyle!
- Boutique complex of 16 residences
- Secure entrance - automated electric gates with remote, lift and stair access
- Quality hardwood floors in living areas, carpet in bedrooms
- Soft recessed lighting in all rooms
- Both bedrooms equipped with sliding built-in wardrobes
- Modern Design Kitchen equipped with overhead cabinetry, pantry, stone bench-tops, built-in rangehood, 1.5 bowl sinks and single fridge recess area
- Fisher & Paykel gas cook-top, oven and dishwasher
- Quality stainless steel and ceramic fittings
- Privacy bedroom windows
- Spacious west-facing private balcony
- Combined second bathroom/laundry
- Large reverse-cycle air-conditioning to living areas
- Dedicated covered car bay with locker
- Common area Rooftop Balcony with Kitchenette
- Solar-power system to complex for energy savings
- Audio-intercom systems for controlling access to security gates and CCTV security camera
- NBN internet connectivity, TV and phone point

• \$460 per week fixed term lease until 10/2023

All conveniently situated in a tranquil cul-de-sac location, just walking distance away from bus stops, cafes, restaurants, and a stone's throw from Belmont Forum Shopping Centre. If you are after a premium and secure lifestyle, then this 2nd floor luxury apartment is the one for you. For more information or to view this property, please call or text Lim on 0481 091 139.

**KEY DETAILS**  
:Living area: 66sqm Balcony area: 11sqm Car Bay: 14sqm Storage: 4sqm Approx. outgoings: Council Rate: \$1,431.54 (FY 2022/2023) Water Rate: \$1,154.16 (FY 2022/2023) Strata Fees: \$726.25 per quarter (t covering Admin, Reserve and Residential Strata Insurance)

**\*\*PLEASE NOTE** some of the photos included in this advert are taken in the past and may not be a recent reflection of the property

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