

**14/28 Coolibah Drive, Kununurra, WA 6743**



**House For Sale**

Thursday, 13 June 2024

14/28 Coolibah Drive, Kununurra, WA 6743

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 90 m2**

**Type: House**



Brad Williams  
0891682666



Sarah Williams  
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**249,000**

Act quickly to secure this charming 2-bedroom, 1-bathroom unit in the highly sought-after Coolibah Court Complex. Ideally located opposite the hospital and within walking distance to the town centre, local pub, cafes, and restaurants, this unit offers unparalleled convenience. The complex is popular among corporate, government, and private tenants due to its prime location and low-maintenance living. Inside, you'll find a comfortable lounge/dining area, a functional kitchen, a spacious combined bathroom/laundry, built-in robes, and a generously sized rear courtyard. The original carpet and tiles have been updated with stylish timber-look vinyl flooring. Currently leased to a private tenant since 2019, the unit generates \$430 per week, with the lease set to expire in July. This presents an opportunity to renegotiate the rent, with recent rentals in the complex averaging around \$475 per week. Don't miss this opportunity to invest in a property with strong rental potential and excellent location.