

# 19/19 Junction Boulevard, Cockburn Central, WA 6164

THE AGENCY

## House For Sale

Wednesday, 29 May 2024

19/19 Junction Boulevard, Cockburn Central, WA 6164

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 111 m2

Type: House



Paul Brookes  
0408940156



Cameron Hall  
0406726104

## INVITING OFFERS

\* Would suit buyers with a budget in the \$400,000s\* Introducing a modern, two-bedroom, two-bathroom apartment nestled in the lively heart of Cockburn Central, offering a lock-and-leave lifestyle for those with a busy schedule. Strategically positioned near an array of amenities such as shops, dining spots, public transport hubs, and easy freeway connections, this property is designed to cater to individuals seeking convenience and a vibrant urban atmosphere without compromising on comfort. Step into the spacious living and dining area seamlessly integrated with a well-equipped kitchen featuring modern appliances including an electric cooktop, microwave recess, and dishwasher, complemented by ample storage in overhead cupboards. Transition effortlessly from indoors to the balcony, perfect for relaxation or entertaining. The master bedroom boasts built-in robes and a private en-suite, while the second bedroom, also with built-in robes, enjoys close proximity to the second bathroom. Convenience is further enhanced with a dedicated single car bay conveniently located directly beneath the apartment, ensuring hassle-free access to and from the complex.

**Key Property Features:-** Built in 2010- Open Plan Layout- Spacious Bedrooms with Built-in Robes- Two Modern Bathrooms- Washing Machine/Dryer Included- Electric Cooktop & Hot Water System- Expansive Balcony- Secure Single Car Bay- Within a Secure Complex

**Location Highlights:-** 80m to Cockburn Train Station- 650m to Cockburn Gateway Shopping Centre- Easy Access to Freeway (Approx. 700m)- Just 10km to Coogee Beach\* Apartment 85sqm\* Balcony 10sqm\* Parking 13sqm\* Store 3sqm\* Total 111sqm

**Strata rates:** Admin \$591.92 per quarter Reserve \$540.96 per quarter\*\* Currently leased until 10th November 2024 @ 525 per week\*\*

This property presents an enticing opportunity to embrace the vibrant lifestyle of Cockburn Central, coupled with the potential for future growth amidst ongoing developments in the area. For prompt further information including viewing times, please contact Paul Brookes 0408940156 or Cameron Hall 0406726104.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.