

2/358 Hardey Road, Cloverdale, WA 6105



Apartment For Sale

Wednesday, 15 May 2024

2/358 Hardey Road, Cloverdale, WA 6105

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 88 m2

Type: Apartment



Kim Findlay
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Offers invited above \$435,000

There is a lot more than meets the eye on this modern and stylish ground floor 2-bedroom x 2-bathroom apartment in secure gated complex that sits opposite local bus route and only moments away from Belmont Shopping and Entertainment Complex. Stand out features at a glance:

- Built in 2018
- Brick & Iron construction.
- Secure gated boutique complex of 8 with pedestrian and vehicle access gates
- Ground floor apartment.
- Front and rear private courtyards
- High ceilings throughout
- Skirting boards throughout
- Large open plan living/meals/kitchen area with bamboo flooring, split system air-conditioner which opens out onto the front courtyard via sliding doors.
- Modern well-equipped kitchen with stone benchtops, overhead cupboards, stainless steel appliances incl double sink with flick mixer, water filter, dishwasher, fan forced oven, 4 burner gas hotplate and canopy rangehood. Large food pantry loads of bench preparation space and wide fridge recess.
- Kitchen/dining area opening out onto rear courtyard.
- Large master bedroom with dual sliding robe doors, split system air-conditioning and ensuite with wcs, shower recess and vanity.
- Bedroom 2 with dual sliding doors, split system air-conditioning and conveniently situated next to main bathroom – so it's almost like an ensuite!
- Main bathroom combination laundry with wcs, vanity and shower recess.
- The allocated undercover parking bay also allows a secondary car to be tandem parked comfortably even though it isn't represented on the strata plan.
- Front door CCTV doorbell chime
- 63sqm living space apartment + 10sqm front courtyard + 15sqm rear courtyard.
- Gas instant hot water system
- Strata Fees: \$563.50 quarterly (including \$24.40 reserve fund)
- Council Rates: \$1395.22
- Water Rates: \$1113.30
- Investor rent potential: \$550 per week.
- ADDED BONUS: THE SELLER IS PREPARED TO SELL THE APARTMENT MOSTLY FURNISHED DUE TO RELOCATION INTERSTATE – SEE AGENT FURNITURE ADDENDA.

An apartment with this level of detail and features is particularly rare so don't delay as it won't last long, especially when you consider how accessible the apartment is to shops, schools, parks and the tranquil Swan River. For more information contact the Cloverdale specialist Kim Findlay on 0404 461 174.