

2/96 Cohn St, Kewdale, WA 6105

Sold Townhouse

Saturday, 17 February 2024

2/96 Cohn St, Kewdale, WA 6105

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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John Hu
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Contact agent

A great opportunity presents for the investors and home buyers. This ground floor 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. - Low maintenance townhouse - For investors, it generates immediate good rental income - For home buyers, collect the rent until Sept 2024 before you move in - Its position is strategically located in a low traffic area This well maintained 2 bed 2 bath property is easy to maintain, breezy and comfortable to live in. The open plan living dining area is comfortable and easy to decorate. The kitchen is modern and practical and it is equipped with stainless steel appliances, gas cooktop, a stone beach top, a recess for dishwasher and ample storage space. The good size enclosed courtyard provides extra outdoor space for leisure and entertainment. Main Features:- Queen Size en-suite master bedroom with built in wardrobe and a split unit aircon plus a little open air courtyard for extra space- The second bedroom size is generous with built in wardrobe- All rooms are carpeted- Split unit aircon in the living area- Enclosed laundry - Private storage room - A designated covered carport - 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 and the list goes on. Conveniently it is just a short walking distance to the popular Tomato Lake, a great outdoor space near your doorstep. 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. Public transport is also available. (Distance is approximate) Outgoings are for reference and may change: (approximate)- Council rate: \$1388 per year- Water rate: \$1135 per year- Strata fees: \$2902 per year (reserve fund and building insurance are included) This property is located in a fantastic spot of Kewdale, comfortable and convenient to live in and it is also perfect for a lock and leave lifestyle. From an investment perspective, it offers an immediate rental income after settlement. There are not many similar properties in the area, inspection is a must, make us an offer before it is gone. Please contact Eddie Kong at 0451 125 188 or John Hu 04 2560 1881 for details and arrange an inspection. Disclaimers: Please note that some of the photos are artist impressions and for illustration purposes only. For the actual decoration condition please refer to the 3D tour. 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.