

**20/19 Junction Boulevard, Cockburn Central, WA  
6164**



**Apartment For Sale**

Friday, 19 January 2024

20/19 Junction Boulevard, Cockburn Central, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 85 m2**

**Type: Apartment**



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**From \$420,000**

LJ Hooker Applecross proudly presents a two bedroom, two bathroom lock up and leave apartment located in the vibrant heart of Cockburn Central. This property is ideally situated within proximity to a variety of amenities, including shops, restaurants, public transport, and convenient freeway access. Tailored for those seeking a desirable location and lifestyle at an affordable price, this low maintenance apartment is perfect for those with an "on the go" lifestyle. The apartment comprises a generously sized living and dining area seamlessly connected to the well-appointed kitchen, featuring an electric cooktop, microwave recess, dishwasher, and ample storage in overhead cupboards. Enjoy a natural flow from the living space to the balcony. The master bedroom boasts built-in robes and a private en-suite, while the second bedroom also offers built-in robes and is conveniently located adjacent to the second bathroom. Additionally, the property comes with a single car bay situated conveniently directly beneath the apartment, providing easy access in and out of the complex. Given the increasing demand in Cockburn Central and ongoing developments slated for the next few years, this presents an excellent opportunity to enter the market at a time when prices remain affordable.

**PROPERTY FEATURES:**

- Built in 2010
- 87m<sup>2</sup> Floorplan (Approx.)
- Open Plan
- Spacious Bedrooms
- Built in Robes
- Two Bathrooms
- Washing Machine/Dryer included
- Electric Cooktop & HWS
- Spacious Balcony
- Single Car Bay
- Secure Complex

**LOCATION:**

- Doorstep to a variety of Restaurants and Cafes
- 80m to Cockburn Train Station
- 650m to Cockburn Gateway Shopping Centre
- 700m to Freeway Access
- 850m to Cockburn Arc Leisure Centre
- 7.8km to Fiona Stanley Hospital
- 8km to Murdoch University
- 10km to Coogee Beach
- 15km to Fremantle
- 22km to Perth CBD

\*\* Please note that virtual staging has been used for advertisement purposes \*\* This property is currently on a fixed lease until 6th May 2024 at a rental amount of \$400 per week to great long term tenants! Current Rental Value: Approx \$475 - \$500 per week. Strata Company: Oakfield Strata Levy: \$1575.19/Quarterly If you would like more information please contact Navid Heshmati on 0452 520 840 today. \*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. LJ Hooker provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. LJ Hooker accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.