

# 3/12 Coghlan Street, Djugun, WA 6725



## House For Sale

Wednesday, 24 April 2024

3/12 Coghlan Street, Djugun, WA 6725

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 130 m2**

**Type: House**



Phil Oakden  
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**\$435,000**

Welcome to Unit 3 of 12 Coghlan Street Djugun! This charming Townhouse Villa located in Central Broome is now available for sale and offers a comfortable and convenient lifestyle. Featuring 2 bedrooms and 1.5 bathrooms, this property is perfect for small families, couples, or individuals looking for a cozy and convenient home here in Broome. The 2 bedrooms are lofty with high ceilings and ample sizes. The home includes a dedicated carport space for one vehicle, ensuring your vehicle is protected from the elements and outdoor storage for BBQ's or SUP's and there's even a paved patio-garden out back! Situated on a land area of 130 sqm, the building area spans across approx. 80sqm on two levels offering a well-designed layout for comfortable living up and down. On the Ground floor is an open Lounge/ Kitchen/Diner with a study nook, together with a laundry and guest toilet. Upstairs - a landing with storage leads to two roomy bedrooms (one with a Juliette balcony) and a tiled bathroom. Enjoy the convenience of nearby offices, schools, parks, shopping centers, and public transport options. The List price for this property is \$435,000, presenting an excellent opportunity for buyers looking to enter the property market or invest in a promising location. Shire Rates - Approx \$2026 Water rates : TBA Strata Fees : July 2023 - Est Budget @ \$4608 annually Contact Phil today on 0427735419 to arrange a viewing and experience the potential this property has to offer - this one won't last long!