

# 38/1 Stockton Bend, Cockburn Central, WA 6164



## Sold Apartment

Thursday, 5 October 2023

38/1 Stockton Bend, Cockburn Central, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 95 m2**

**Type: Apartment**



Aaron Murphy  
0409291711

**\$435,000**

\*Aaron strikes again, multiple offers received on this property. Thinking of selling? Call me now!\*If you are looking for the ultimate in central living with lifestyle comforts, stop right here and set up home! This top floor apartment (level 3) has been well maintained and offers residents the ultimate in residential living. The open plan living is functional and features hybrid flooring offering a light and bright living space, and the sliding door opens to the balcony overlooking the pool and gardens. Its picture perfect. Other features include - - Gourmet kitchen with LG dishwasher, s/steel under bench oven, black induction stove top, range hood, microwave recess, breakfast bar and plenty of cupboard space- Open plan living meals with hybrid flooring, s/system r/c air con and tinted sliding door to the balcony- 2 queen sized bedrooms, each have tinted window and built in mirrored robe (master with double robe)- Ensuite bathroom has a semi frameless shower recess with both rain shower and hand held shower, vanity with china sink and toilet.- Main bathroom also has a semi frameless shower recess, vanity with china sink and a toilet.- European laundry in the main bathroom utilises space. - There is also a great sized linen cupboard.- Single car park- Small store room ideal for a bicycle or the fishing gear. The complex offers the ultimate living experience with - - Below ground pool- BBQ area- Gym with weight and cardio equipment- Outdoor theatre Location is everything in the real estate world and this apartment is and AWESOME location! Walk to Cockburn Central Train Station for connections to the city or down to Mandurah for a day out. Walk over to Cockburn Gateway shops, plus Cockburn Arc Recreational Centre, cafes, restaurants and The Gate Bar and Bistro. This apartment is very well maintained and the complex offers residents a lifestyle like no other. Don't miss this opportunity to call this spot home. Particulars - Council - City Of Cockburn Strata Company - Oakfield\*Strata Fees - \$992.21 p/qtr\*Council Rates - \$1675 p/a\*Please note that strata and council fees are indicative and subject to change from the governing body. Rental Return - \$480-\$510p/week (Rental Appraisal letter available for any investors)