

# 38/9 Linkage Avenue, Cockburn Central, WA 6164



## House For Sale

Friday, 2 February 2024

38/9 Linkage Avenue, Cockburn Central, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Samuel Cortes

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**\$399,000**

Welcome to the pinnacle of contemporary living, where convenience and comfort converge seamlessly. This remarkable 2-bedroom, 2-bathroom unit, complete with a secured single-car bay, embodies the essence of modern sophistication. Nestled in the heart of Cockburn Central, this residence places you at the epicenter of a thriving community. Step into a spacious living space, meticulously designed for both comfort and aesthetic appeal. The open-plan layout seamlessly connects to a generously sized balcony, – an ideal space for entertaining or unwinding in sheer elegance. The well-appointed kitchen, equipped with modern appliances and ample storage, transforms meal preparation into a delightful experience.

**Location Highlights:** Experience the epitome of convenience with the Cockburn Central train station conveniently located nearby. Bid farewell to the hassles of traffic jams and embrace a daily commute that's not just easy but a genuine pleasure.

**Key Highlights:**

- Proximity to Transport:** The Cockburn Central train station ensures that your daily journeys are effortlessly accessible, promising stress-free travel.
- Community Vibrancy:** Immerse yourself in a vibrant community ambiance, complete with amiable neighbors, picturesque parks, and inviting recreational spaces.
- Active and Social Lifestyle:** Cockburn Central presents an ideal environment for fostering an active and social lifestyle, providing the perfect backdrop for a fulfilling daily routine.
- Amenities & Shopping:** Discover the perfect blend of urban convenience and leisure at your doorstep. From exquisite restaurants and charming cafes to the welcoming ambiance of The Gate Bar and Bistro, and the retail haven of Gateway Shopping City, this locale offers a true "lock-and-leave" lifestyle.
- Diverse Culinary Scene:** Indulge in a variety of dining experiences with an array of restaurants and cafes catering to every palate.
- Recreation at Your Fingertips:** Enjoy the welcoming atmosphere and culinary delights at The Gate Bar and Bistro, an ideal spot for relaxation and socializing.
- Retail Therapy:** Gateway Shopping City, a retail haven, provides convenient access to shopping, ensuring all your needs are met just moments away.
- Freeway Accessibility:** Benefit from easy and swift access to the freeway, enhancing your connectivity to various destinations.

The property features the following;

- 2 Bedroom and 2 Bathroom Apartment.
- Carpark: Secure car bay.
- Open Plan: The property features an open plan kitchen, dining, and living area.
- Kitchen: Modern kitchen
- Bedrooms: Spacious bedrooms
- Visitors Parking: 2 visitors parking bays.
- Nearby Amenities: Close Cockburn Train Station, Gateways Shopping Centre, The Gate Bistro, close to the freeway.
- Investment Opportunity: The apartment has potential to reach \$600.00 per week which offers a yield return of 7.8%.
- Home Opens: 10th February 2024 10.30am. To schedule a viewing, please contact the agent.

This apartment appears to offer a comfortable and convenient living arrangement, making it a great option for investors. Don't hesitate to reach out to the agent for more information or to book a viewing.