

# 5/8 Nemagold Grove, Coogee, WA 6166

## Apartment For Sale

Tuesday, 14 November 2023



5/8 Nemagold Grove, Coogee, WA 6166

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Cherie Bellini  
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**From \$449,000**

Situated in a high position on a very quiet cul-de-sac this 2 x 2 apartment oozes class and is the perfect "lock up & leave" property. It has been architecturally designed and built to a very high standard with quality fixtures and fittings throughout and only 5 minutes to Coogee Beach. This apartment offers an abundance of features including high 30c ceilings throughout - a master bedroom with a ceiling fan, a lovely master ensuite with a large shower - a fully functional kitchen with Essa stone bench top, lots of cupboard space (including overheads), a dishwasher, pantry, and gas cooktop - tiled living area with split system air-conditioning - 2nd bedroom with ceiling fan - 2nd bathroom/laundry - alarm system - balcony under main roof - storage room - lock up garage and much more. This is your opportunity to secure a luxury apartment in the highly desirable and sought-after beachside suburb of Coogee, only minutes to Coogee Beach, Port Coogee Marina, South Beach, and Fremantle this is an opportunity too good to miss. Currently rented on a fixed term tenancy until March 2024 receiving \$400.00 per week, for investors you will gain great cash flow, high depreciation benefits, and enjoy the advantages of low maintenance near new property. There is also the opportunity for the tenant to break the lease early if sold to an owner-occupier. This sensational property offers a real point of difference. Council Rates: \$1,708 (p/a approx) Water Rates: \$996 (p/a approx) Strata Levies \$572 (p/q approx) Reserve Fund \$71.20 (p/a approx) First Floor Built 2015 (approx) Only 11 units in the complex all with individual water meters Total Area 86m<sup>2</sup> Balcony 13m<sup>2</sup> Apartment 55m<sup>2</sup> Car Bay 14m<sup>2</sup> Storeroom 4m<sup>2</sup> Proudly Presented by Cherie Bellini of Next Vision Real Estate. If you would like to schedule a private inspection, or any further information on this property, the local area, or any Real Estate matter please call Cherie at 0412 951 695 or email [cherie@nextvisionrealestate.com.au](mailto:cherie@nextvisionrealestate.com.au) Cherie welcomes all real estate agents to make inquiries on behalf of their buyers and a chance to work together. ENQUIRIES: For all enquiry responses relating to the property, please also check your junk mail or email spam folder.