

**6/2 Cooli Street, Hammond Park, WA 6164**

**Regal Gateway**

**Sold Apartment**

Tuesday, 19 March 2024

6/2 Cooli Street, Hammond Park, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



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**\$470,000**

Introducing Macquarie Garden Residences: Your Premier Living Destination in Hammond Park Nestled within the heart of Hammond Park, Macquarie Garden Residences stands as a testament to luxurious, contemporary living. Situated along the esteemed Macquarie Boulevard, this boutique apartment complex offers an unparalleled living experience, combining convenience, comfort, and sophistication.

**Location:** Ideally positioned on Hammond Park's most prestigious boulevard, Macquarie Garden Residences boasts unrivaled accessibility to a plethora of amenities. Residents enjoy the convenience of being within walking distance to parks, schools, and shopping destinations, promising a lifestyle of utmost convenience and ease.

**Features:** Each residence within Macquarie Garden Residences is meticulously crafted to exemplify modern living standards. Boasting an array of premium features, including:

- Stone bench tops in both kitchen and bathroom, adding a touch of elegance to your living space.
- Daikin Reverse Cycle air-conditioning ensures year-round comfort, tailored to your preferences.
- High ceilings create an expansive atmosphere, accentuating the sense of space and luxury.
- Commercial grade Timber plank flooring offers durability and aesthetic appeal.
- LED lights throughout the residence, enhancing energy efficiency and ambiance.
- European kitchen appliances exemplify quality and functionality, catering to culinary enthusiasts.
- Built-in Kitchen Joinery & Wardrobe maximizes storage space, optimizing organization and convenience.
- Large balcony provides an ideal space for relaxation and outdoor entertainment.
- Secured complex with intercom access ensures peace of mind and security for all residents.
- Positioned opposite Botany Park, residents enjoy picturesque views and serene surroundings.
- Walking distance to Hammond Park Primary School, ideal for families seeking quality education within reach.

Perfectly suited for investors, first-time homebuyers, and retirees alike, offering a diverse range of lifestyle options. Whether you seek a vibrant urban lifestyle or a peaceful retreat from the bustle of city life, Macquarie Garden Residences presents an unparalleled opportunity to indulge in luxurious living. Experience the epitome of modern comfort and convenience - welcome home to Macquarie Garden Residences.

Strata fee: \$530.87 per qtr  
Water rates: \$187.94 per 60 days (approx)  
Council rates: \$427 per qtr  
Current lease end date: 09/09/2024  
Current rental return: \$450 per week from 10/04/2024.

**NOTE:** Previous project marketing photos have been used in this ad, so may not directly reflect the apartment.

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