

**6/24 Theseus Way, Coolbellup, WA 6163**



**Sold Unit**

Sunday, 13 August 2023

6/24 Theseus Way, Coolbellup, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 216 m2**

**Type: Unit**

**\$335,000**

ACCOMMODATION A low-maintenance, "lock and leave" ground floor unit, ideal for first-home buyers, investors, or downsizers. Offering practicality and the executive edge, Unit 6 has a remote carport with storage space, private gated access, a front paved courtyard, and a low-maintenance garden bed. This 2-Bedroom apartment has an open-plan living area, engineered floorboards, and a combined bathroom and laundry. Two prescribed courtyard spaces for the unit, a carport for exclusive access, and visitor bays located at the front of the gated complex. The property is well equipped with a good-sized kitchen with a fridge recess, gas hotplates, and an electric oven. The large bathroom features a vanity, toilet, and shower. Combined laundry space in the designated bathroom offers privacy and practicality.

**FEATURES AND BENEFITS**- 2 good-sized, carpeted bedrooms- Modern kitchen with gas stovetop and electric oven- Large main bathroom with laundry combination- Open plan living area with a reverse cycle air-conditioning unit- Engineered wood flooring in the main living area- Exclusive enclosed outdoor entertainment area/courtyard- Secure parking; exclusive double remote-controlled carport- Storeroom- Gas HWS- NBN available- Great investment; current tenancy is at \$350 per week, lease ending on 19th September 2023.

**LOCATION** Located in the heart of Perth's Southern Suburbs, this ground-floor street-front apartment offers convenience and lifestyle. The complex is secure with a gated entry for residents only and a prime location for local schools, shops, amenities, and parks. Coolbellup is a thriving hub of vibrant opportunity; recent developments have seen a new shopping center, residential developments, and a renaissance of properties from a previous era. Local schools include Coolbellup Community School, Seton Catholic College, and North Lake Senior Campus.

**CONTACT** Represented by Mary Tan; contact Mary directly to book your viewing or text "6/24 Theseus Way" to 0451 823 933 for your free digital brochure.