

# 7/23 Junction Boulevard, Cockburn Central, WA 6164

Professionals

## Apartment For Sale

Thursday, 11 April 2024

7/23 Junction Boulevard, Cockburn Central, WA 6164

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 80 m2

Type: Apartment



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## Offers from \$400,000

Nestled in the heart of Cockburn Central and located on the first floor, this neat and tidy 2 bedroom apartment will seduce. Only a few steps away from the Cockburn Central train station and bus routes, this low maintenance 'lock up and leave' apartment is walking distance to cafes, restaurants, gymnasiums, salons and Gateways Shopping Centre. This is a perfect buying opportunity for a first time buyer, a down-sizer or an astute investor taking advantage of the booming rental market. The apartment is currently leased to long term tenants. Their lease ends on the 16/05/24. Rent is \$500/week. The apartment offers a spacious and appealing layout. Features include:- Well sized master bedroom with built-in robes- Ensuite bathroom with vanity, shower, toilet- Second bedroom with built-in robe and direct access to main bathroom- Main bathroom with vanity, shower and toilet- Internal laundry- Open plan kitchen/living leading to balcony- Kitchen with electric cooktop and oven, overhead cupboards and breakfast bar- Balcony - Reverse cycle air-conditioning- Intercom system- Store room- 1 car bay in secure garage- Elevator

Water Rates: approx. \$1,162 pa Council Rates: approx. \$1,718 pa Strata Rates: approx. \$1,087 pq

This apartment is part of the award-winning Luxe, which was the fourth apartment complex completed by Frasers Property in Cockburn Central. Featuring outdoor gymnasium, architecturally designed swimming pool, elevated decking and barbecue area, these apartments offer an appealing blend of high specification finishes, sleek design elements and wide private balconies. Cockburn Central provides fast, easy access to its surroundings:- The Kwinana Freeway, running north-south along Cockburn Central's eastern boundary, takes you north to Perth or south to Mandurah and beyond.- Bus routes servicing surrounding suburbs feed into Cockburn Central railway station on the Perth to Mandurah line, where trains offer a straight run to the CBD, less than 20 minutes away, and only one-stop to Fiona Stanley Hospital.- Plus, with the upcoming Thornlie-Cockburn Link late 2024, southern suburbs' residents will be able to catch the train to Optus Stadium and Crown Resort in Burswood without needing to transfer through the Perth CBD.- A convenient east-west link along Beeliar Drive takes you to the coast and the brand new bridge built over Kwinana Freeway connecting Armadale and North Lake roads creates an effective bypass around Cockburn Central Station and Gateway shopping centre. Cockburn Central is one of the fastest growing communities south of the Perth CBD:- Offering a wide range of restaurants, shops, and established businesses. You'll also find Cockburn Library, Cockburn Youth Centre, medical centres, etc.- And so much more already on your door step or coming soon! The Cockburn ARC and Football Club, Gateway Shopping Centre 1b dollar upcoming expansion, proposed Surf Park, etc.

**DISCLAIMER:** The information contained in this description is not based on any independent enquiries or knowledge of the agents, and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own judgment as to these matters.