

8/15 Cook Street, Crawley, WA 6009



Townhouse For Sale

Friday, 3 May 2024

8/15 Cook Street, Crawley, WA 6009

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tris Ang

0404820888

Offers around \$1.1 mil

Assure Property Group is proud to present this townhouse in top locale Crawley. INVESTORS REJOICE - this attractive property is rented out for \$850/week with the option for a rental increase and is a popular option for many tenants given its location near UWA, nearby amenities and close proximity to the Swan River. THE PROPERTY: This cosy 3-bedroom, 2-bathroom villa is well laid out, with an open kitchen living plan. Stepping into the premises, you will be met with a nice outdoor area, fit for a small garden and immediate outdoor entertaining. Once inside, you will find the lounge room, kitchen and dining area showcased to you. The lounge, carpeted with a large room, provides room for relaxing on the sofa by the TV. The kitchen and dining, with its an elegant wooden benchtop and island table, provides plenty of space and storage and lots of room for its occupants. At the back, a cosy bathroom can be found; all easy care with tiled walls and flooring. In the backyard, an outdoor deck resides as well as a storeroom, to ensure that your property stays clutter free. Upstairs, you will find three comfortably sized bedrooms, and another bathroom. The bedroom at the front, comes with a large balcony for your morning routine and evening wind down, carpets and a large wardrobe. The other bedrooms, also cosy and comfortable, comes with large windows providing natural light and space for flexibility. THE LOCATION: Located behind Broadway Fair Shopping Centre, and just a few steps from UWA, the location truly is a rare opportunity. A short walk from the Foreshore, Amenities, Food & Lifestyle options, this property offers plenty of benefits to its occupants. The Perth CBD is approx 7km away and is located near major arterial roads including Stirling Hwy, Winthrop Ave & Freeway Entries. For young families, early learning centres & primary schools are nearby, providing a plethora of options. Further out, Claremont Quarter and the Stirling Hwy commercial district can service most of your shopping needs, and weekend trips with the family are sorted with nearby Kings Park, the Nedlands Golf Club and a variety of parks on the foreshore. There truly is a plethora of various amenities & conveniences to make life simple and easy for you. THE PROPERTY FEATURES:- Open Kitchen Living connecting to the Lounge Room w/ plenty of space - Three comfortable & carpeted bedrooms, separated from the downstairs living areas- Spacious front yard entertaining area- Beautiful wooden decked backyard - a second outdoor entertainment space!- Outdoor Laundry to keep your house clean!- Easy-care & well-maintained bathrooms- Comfortable balcony suitable for your morning & evening routines TOP LOCALE: Education:- Unicare Early Childhood Education- Kidz Biz Outside of School Care - Nedlands Park Early Learning Centre- Nedlands Primary School- Choice of nearby Private Schools!- University of Western Australia Shopping:- Broadway Fair Shopping Centre- Claremont Quarter- Tucker Fresh Dalkeith IGA- Stirling Hwy Commercial Area Lifestyle/Amenities:- UWA Sport & Aquatic Centre- Variety of Clubs incl. Golf, Sailing, Yacht & Rugby- Many Stunning Parks, Lookouts & Reserves Don't wait! Call Tris on 0404 820 888 or email tris@assureproperty.com.au for further info and inspection. Let us show you just how easy it is for you to secure a high-quality townhouse at today's prices, for tomorrow's living! If you would love a FREE MARKET APPRAISAL WITH FREE MARKETING for your home, please do not hesitate to contact Tris on 0404 820 888. DISCLAIMER: Whilst every care has been taken with the preparation of the information believed to be correct in the advertisement, neither the Advertiser, Agent nor the client nor servants of these, guarantee its accuracy. Interested parties must make their own enquiries and satisfy themselves with any aspect. The information contained are not intended to form part of any contract. Images are for illustrative purposes only. Users of this advertisement must do their own due diligence and absolutely no liability and/or no responsibility will be assumed by the Advertiser/Agent/Associated Parties etc.