

**9/19 Junction Boulevard, Cockburn Central, WA  
6164**



**Apartment For Sale**

Tuesday, 23 January 2024

9/19 Junction Boulevard, Cockburn Central, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 105 m2**

**Type: Apartment**



Gary Antulov  
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## Offers from \$399,000

Home 2 Home Realty proudly presents...Whether you are just starting out, downsizing, or looking to invest, You just can't go past the location of this apartment. Located in the heart of Cockburn Central, this apartment It is literally a hop, skip and a jump from anywhere within Perth.Having cafes and restaurants on your doorstep, the train station within 50m, The ARC, Gateway Shopping Centre, and the Fremantle Football Club all within walking distance, this apartment is within small group complex with no lift or pool facilities to be maintain, includes off street parking within the complex and a storage room. This apartment includes a great view of the local park and has a large spacious social living area.The Apartment is currently tenanted until, May 2024.PROPERTY FEATURES INCLUDE: Full size kitchen with electric under bench oven + hot plateHigh ceilings Skirtings Boards Built in Robes Split System Reverse Cycle AC Electric storage hot water system Linen cupboard Carpets in all bedrooms Good size balcony Storage space is good EXTRA PROPERTY NOTES Currently rented at \$500 per week Leased -on fixed lease until 2nd May 2024. 85m2 Inside Apartment8 m2 Balcony Storage room1 Car Bay -off street inside secure yard Council rates. \$1,706.55 per year Water rates \$1194 per year Strata levy. \$1524 quarter. Healthy balance sheet with reserve fund to meet 10-year maintenance plan obligations, no surprises. Agents' comment's: This apartment is a quaint investment or place of living for young couples. Featuring a lovely view of the local park and having close proximity to local venues such as a café, bar, and access to public transport. You cannot go wrong with looking into this hidden

gem.Location:<https://maps.app.goo.gl/Z179GUNts9QDBZ7d9>Inspections Will be schedules due to tenant,Call Gary Antulov on 0412229904 Or for more information just email [gary@home2home.com .au](mailto:gary@home2home.com.au)