

# 17/2 Gregory Way, Coolbellup, WA 6163



## Apartment For Sale

Friday, 5 July 2024

17/2 Gregory Way, Coolbellup, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 90 m2**

**Type: Apartment**



Dino Valerio  
0893376484

## Expressions of Interest

Welcome to 17/2 Gregory Way Coolbellup situated in the attractive Juliet Court complex. Fully secured with gated complex through to undercover parking, superbly maintained landscaped grounds and a shared swimming pool facility. This sizeable 2 bedroom plus study apartment offers generous space with 90 square metres of floor area. An affordable first home or ideal investment in this high yield rental market, well located near a bus route, close to Fiona Stanley Hospital and Murdoch Uni. Currently leased until 8th December 2024, tenant would be keen to stay beyond. This ideally located north/south facing apartment is situated on the top floor, the perfect position for added privacy and security. The living area connects to the balcony overlooking lovely tree lined verges. Spacious open plan living/dining area, well equipped kitchen with stainless steel appliances, ample cupboard space and servery overlooking the living area. 2 good size bedrooms include the spacious master bedroom with built in robe, the second bedroom is of a generous size and also has a built in robe, plenty of space in the roomy bathroom and combined laundry, with 'all in one' bath/shower. Optional third bedroom, study or dining area. The apartment also offers ducted reverse cycle air conditioning for all season comfort. Enjoy tranquility with the stunningly landscaped common grounds with lush lawns/gardens and vibrant trees, plus a communal swimming pool. Undercover car-bay, a second open car bay and storeroom, ideal to house your bikes and excess gear away from the elements, the complex is securely gated with an intercom system. Features in summary;- 2 good size bedrooms with built in mirrored robes.- Optional third bedroom, study or dining.- Spacious living area which accesses the balcony.- Well equipped kitchen with ample storage & servery.- Bathroom / laundry combined, 'all in one' shower / bath.- Reverse cycle ducted air-conditioning.- Brand new gas hot water system.- 2 car bays (one undercover) & storeroom.- Communal swimming pool & electronic gated complex.- Close to bus transport, shopping and numerous amenities. Unit Area: Floor area - 90 sqm Balcony - 5 sqm Undercover Car bay - 15 sqm Open Car bay - 14 sqm Storeroom - 4 sqm Total - 128 sqm The location benefits are amazing and numerous, offering a recreational lifestyle with picturesque Recess Park nearby at the Playground Estate, just a short stroll from the complex, with majestic trees thriving with birdlife. Shopping is well catered for with nearby Coolbellup Shopping Centre and the popular Woolworths outlet, MK Espresso café whenever you want to catch up with a friend. A great selection of local eateries, and further services include a pharmacy, medical centre, local primary school, library, community centre, bus transport just out front of the complex, Len Packam Park, local skate park and various sporting facilities all within walking distance. Short drive to the Kardinya Park Shopping Centre, Fiona Stanley Hospital & St John of God Hospitals, Murdoch University, Seton College, Kennedy Baptist College, Perth Waldorf School, Murdoch Station, Bibra Lake, Adventure World, quick access to Freeway, easy commute into Fremantle and mere minutes to Port Coogee and popular local beaches. This apartment is ideally suited for first home buyers, FIFO's, down-sizers and investors looking to add to their portfolio. Contact selling agent Dino Valerio at MVP Real Estate to arrange an inspection!