

**3/627 Beach Road, Warwick, WA 6024**



**Apartment For Sale**

Wednesday, 19 June 2024

3/627 Beach Road, Warwick, WA 6024

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ian Masterson  
0892460050

## Suits buyers from \$450,000

Welcome to this outstanding opportunity to purchase into Warwick and own a near new home at an affordable level. This ground floor 2 bedroom 2 bathroom apartment is set in a small complex of seven and is located at the rear of the group. A brilliant feature of the apartment is the courtyard and the wall of windows along the living area that makes for great natural lighting. Your new home features an open plan living zone with timber look floors focusing around a well appointed kitchen and flowing to your private courtyard. The queen size master bedroom features an ensuite, robes and an individual toilet whilst the secondary bedroom is also able to accommodate a queen size bed and has access to the main bathroom and another toilet. This is as new easy care living in a location that is all about convenience and lifestyle only 16km from Perth CBD and 6km from Perth's magnificent coastline. A 200 metre walk from your new home sees you at the Warwick Grove Shopping Centre and all it has to offer. The Dome Café is virtually on your doorstep for a fresh coffee or a great feed, as is a selection of restaurants and take away outlets. If you feel like a night out and a movie then pop into the Grand Cinemas or if you are a bit of a gym junkie then the local 24 hour gym is there to fulfil your needs. Couple this convenience with food shopping at Coles, Woolworths or Aldi and a selection of other specialty shops and you really don't need a car. Speaking of transport there is a bus service on Beach Road which takes you to the train and bus interchange at Warwick Station which is only 1.2km away or about a 12 minute walk. From here you can be in Perth CBD in about 15 minutes on the train. This stylish apartment is perfect for first home buyers and long term residents of the local area looking at downsizing. If you are looking for an investment the estimated rent return on this property is approximately \$560 - \$580 per week. Features include: Individual lock up storage Allocated parking bay Reverse cycle split system air conditioning The property is being marketed as a Set Date Sale with a close of offers on Tuesday 2nd July at 5pm. (unless sold prior). Offers will be presented as they are written for the sellers consideration. As a price guide the property suits buyers looking to purchase upward of \$450,000. For further information please call Ian Masterson on 0402 311 370 or email me on [imasterson@realmark.com.au](mailto:imasterson@realmark.com.au) NOTE: There will be no viewings prior to Saturday 22nd home open