

# 33/9 Linkage Avenue, Cockburn Central, WA 6164

## House For Sale



Tuesday, 2 July 2024

33/9 Linkage Avenue, Cockburn Central, WA 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 117 m2**

**Type: House**



Tanya Forzatti  
0417181841

## Offers over \$469,000

Welcome to a lifestyle of comfort and convenience in this stunning second-floor, two-bedroom, two-bathroom apartment. This luxurious haven offers an array of amenities to elevate your everyday living. Peace of mind starts with secure, remote-access parking within the complex. Convenience is king with Cockburn Train Station a mere 230 meters away, offering a stress-free commute. Enjoy convenient access to a world-class aquatic and recreation centre, offering a variety of facilities like pools, gyms, group fitness classes, and more. Ascend to your haven of comfort via the building's elevator. Natural light floods the spacious living and dining area, thanks to expansive floor-to-ceiling windows and sliding doors. These open seamlessly onto a generously sized balcony, creating a perfect setting for entertaining guests and enjoying the fresh air. The stunning kitchen boasts sleek steel appliances, ample storage space, and a convenient recess for your fridge and dishwasher. The master bedroom provides a tranquil escape, featuring built-in mirrored his-and-her wardrobes and an ensuite bathroom for added privacy. The second bedroom offers ample space and includes a built-in mirrored robe. The main bathroom cleverly utilises a "jack and jill" design, offering convenient access from both the second bedroom and the hallway. Additionally, the main bathroom includes a dedicated laundry cupboard and an extra linen cupboard, providing ample storage solutions. For investors, this fantastic property offers excellent future rental potential, with estimated weekly rents ranging from \$580.00 (subject to market conditions).

- 2 bedrooms, 2 bathrooms
- Second floor apartment
- Laminated flooring to main living
- Air conditioning unit to main living
- Large balcony
- BBQ area and gymnasium to complex
- Intercom system & lift access
- Secure allocated car bay
- Electric hot water system

NEARBY AMENITIES;

- Cockburn Central Train Station - 230m
- Cockburn Gateway Shopping City - 900m
- Fiona Stanley Hospital - 7.5km
- Coogee Beach - 9.8km
- Fremantle Town Centre - 16km
- Perth CBD - 22km

EXTRA DETAILS;

- Built in 2009
- Land Size: 117sqm
- Total Roof: Approx. 79sqm
- Council Rates: Approx. \$1,717 p/a
- Water Rates: Approx. \$1,222 p/a
- Strata Levies: Approx. \$4,514 p/a

Contact the Listing Agent, TANYA FORZATTI on 0417 181 841

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.