

Unit 20, 26 Cockburn Road, Mira Mar, WA 6330

House For Sale

Thursday, 14 March 2024



Unit 20, 26 Cockburn Road, Mira Mar, WA 6330

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 277 m2

Type: House



Paul Armstrong

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Offers Above \$499,000

There are obvious reasons why strata properties in this contemporary, well-maintained complex generally do not stay on the market for long once listed. The location gets a huge tick from buyers, with great amenities and the beach and downtown Albany close by. Then there are the low strata fees, attractive contemporary home designs, delightful and easy-care lots, and the overall hassle-free lock and leave lifestyle and rental investment appeal. This particular property presents the opportunity to invest long-term or move in once the current lease expires on July 23, 2024. Quality tenants are paying \$400 per week, and there is potential to increase this rate in the future, (approx. \$460-\$480 per week in the current market). Set at the very rear of the quiet complex, this property offers a no thru traffic frontage and a handy side access double garage. Savour the light-filled, relaxed ambiance of the in-vogue living and dining area, with r/c air-conditioner. Appreciate the functionality and style of the galley kitchen, which includes a double sink, stainless-steel appliances and convenient access to the laundry, which features good storage. The open hub and laundry have access to the private, sunny aspect alfresco and spacious paved outdoor area with garage access. The remaining floorplan is just as appealing from the master suite, with robes and ensuite to the guest bedrooms, with robes, and the superb bathroom, powder room and spacious walk-in storage cupboard. Neutral soft furnishings set this home off nicely. Relish the income or look forward to settling in. For more detailed information or to arrange a private viewing please contact Paul Armstrong on 0459 381 382.