



## FOR SALE

### CONVENIENT, CONNECTED AND CHARMING

Located in the vibrant heart of Cockburn Central, this beautifully presented apartment sits on the second floor of the Vicinity Apartment complex. Featuring two bedrooms and two bathrooms, it offers the added convenience of a sheltered car bay just steps away from your door. Imagine the convenience of bringing your groceries straight to your front door without having to take the lift.

This apartment is ideally situated, mere steps from the Cockburn Central train station and bus routes, making it perfect for those seeking a low-maintenance, 'lock up and leave' lifestyle. The modern train from Cockburn Central will whisk you to Perth City in 19 minutes. Residents can enjoy a lively, green environment with cafes, restaurants, gyms, salons, and the Gateways Shopping Centre all within walking distance.

Designed to make you feel right at home, the charming apartment offers an open-plan living area connected to the balcony, providing a desirable indoor-outdoor living space. The reverse-cycle air-conditioning provides a comfortable living environment, be it in the hot summer or cold winter. You can enjoy the full use of the balcony as the air conditioning condenser unit is not placed in the balcony area. The apartment boasts excellent style and modern features, including laminated flooring in the living area, engineered stone kitchen benchtops, SMEG cooking appliances, and contemporary and spacious bathrooms with large mirrors and quality finishes.

This apartment suits those who are either looking to move in or invest. There is currently a tenant on a periodic lease. With a market rent of approximately \$600- 630 per week, the apartment offers a handsome return for investors.

#### Features:

- Open plan kitchen/living leading to balcony
- Laminated flooring in the living area
- Reverse cycle air conditioning system
- Functional kitchen with stone bench tops
- SMEG kitchen appliances
- Electric cooktop and oven, overhead cupboards
- Dishwasher recess provided
- 2 spacious bedrooms with built-in robes
- Oversize and modern ensuite bathroom with shower
- The second bathroom combined with a European Style Laundry

2 BED | 2 BATH | 1 CAR

PRICE:  
UNDER OFFER

OPEN FOR INSPECTION:  
N/A



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