



# FOR SALE

## WHERE STYLE MEETS CONVENIENCE!

Team Wilson and Co is proud to present 28/2 Stockton Bend, Cockburn Central!

Offering an exceptional opportunity for savvy investors, first-home buyers, or any buyer looking for an effortless lifestyle, this beautifully appointed one-bedroom, one-bathroom apartment perfectly balances modern design with unbeatable convenience.

Step inside to discover a seamless floorplan designed to maximize space and natural light. The heart of the home is a wonderfully integrated open-plan kitchen, dining, and living space, all beautifully finished with stylish modern floorboards. The spacious kitchen area is thoughtfully laid out, offering ample storage options and plenty of bench space to inspire your inner chef, while reverse cycle air conditioning ensures you remain comfortable all year round.

The generously proportioned master bedroom serves as a peaceful retreat, complete with a large built-in robe. It connects directly to the modern ensuite, which boasts a single sink vanity, a shower, and a WC. Cleverly integrated into this bathroom is a built-in laundry space, adding ultimate day-to-day convenience to the home's practical design.

Moving outside, a private balcony space situated at the front of the unit provides the perfect spot to unwind, read a book, or enjoy your morning coffee. For your peace of mind and convenience, the property also includes a secure, private parking space.

Suited all lifestyles, the positioning of this property is truly second to none. You can easily leave the car at home, as you are within walking distance to the fantastic retail and dining options at Cockburn Gateway Shopping Centre, as well as the world-class fitness facilities at the Cockburn ARC aquatic and recreation centre. For commuters and explorers, having the Kwinana Freeway and the Cockburn train station so close by makes travel to the Perth CBD and beyond an absolute breeze.

When it comes to the financials, the property presents a straightforward proposition with approximate outgoings including-

Strata fees of \$851 per quarter.  
 Council rates of \$1,809 per annum  
 Water rates of \$1,090 per annum.

1 BED | 1 BATH | 1 CAR

PRICE:  
 \$579,000

OPEN FOR INSPECTION:  
 May 24 at 12:00pm - 12:30pm



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