

**106/12 Junction Boulevard, Cockburn Central, WA,
6164**



Apartment For Sale

Tuesday, 26 November 2024

106/12 Junction Boulevard, Cockburn Central, WA, 6164

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Kasey Summers
0409108025

Modern Apartment with Amazing Views

Kasey Summers welcomes to market apartment 106/12 Junction Boulevard, Cockburn Central. Step into style and convenience with this stunning 2-bedroom, 2-bathroom apartment, perfectly situated on the top floor in the sought-after Vicinity Building. One of the only apartments in the complex with windows on 3 sides and a sky light! These apartments don't become available very often!

Boasting a neutral colour palette and light-filled interiors, featuring engineered hardwood flooring, this apartment provides the ideal canvas for modern living.

Plus you won't need to move in your furniture. The owners are including the furniture; dining table and chairs, lounges, entertainment unit, tv, outdoor setting, bed frames and mattresses, bedside tables, washer, dryer, fridge and microwave. Not including bedding, artwork, decorative items. Please also note these items are taken on an "as is" basis.

Just a short walk to Cockburn Central Train Station and Cockburn Gateways Shopping City, making commuting and shopping a breeze. This apartment is perfect for first home buyers, investors, or those looking for a low-maintenance lifestyle in a prime location.

Additional features:

- Kitchen featuring built in cupboards, including overheads, electric hot plate and oven, rangehood and a dishwasher recess.
- Open plan meals and lounge room featuring a split system reverse cycle air conditioning.
- Spacious balcony with views of Fremantle Dockers HQ and the Cockburn ARC, enjoying your morning coffee or evening relaxation.
- Master bedroom features built in wardrobes and ensuite featuring a shower, vanity, basin and toilet.
- Second bedroom features built in wardrobes.
- The main bathroom features shower, toilet, vanity, basin and includes a neatly tucked-away cupboard style laundry complete with a sink, washing machine and clothes dryer.
- One secure parking bay located close to the carpark entrance.
- One storeroom conveniently located on the same level for added ease.
- Plus an extra storage area on the balcony.

Financials:

- Water rates \$1,076 p/a approx.
- Council rates \$1,550 p/a Approx.
- Strata levies, admin \$907.46 with a reserve of \$132.00 which makes a total of \$1,039.46 per quarter

Close proximity to:

- Cockburn Central Water Park 140m
- Public transport 190m
- Cockburn ARC 500m
- Cockburn Gateway Shopping City 800m
- Lakeland Senior High School 2.8km
- Emmanuel Catholic College 2km

Don't miss out on this incredible opportunity! Contact Kasey Summers today on 0409 108 025 or kasey@sempleg.com.au.

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.