

**44/2 Stockton Bnd, Cockburn Central, WA, 6164**

**House For Sale**

Tuesday, 26 November 2024



44/2 Stockton Bnd, Cockburn Central, WA, 6164

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## PERFECT STARTER OR INVESTMENT!

Embrace the ease of a carefree lock-and-leave lifestyle or seize an exceptional investment opportunity with this property, projected to yield an impressive 6% gross return. Your perfect choice awaits.

Discover unparalleled living at Axis on Nexus Apartments, nestled in the vibrant heart of Cockburn Central. Elevate your lifestyle with Apartment 44, situated on the top floor, boasting an abundance of natural light and an energy efficient north-south aspect. This meticulously designed residence features two generously sized bedrooms, two neat bathrooms, and a thoughtfully crafted living space, equipped with every modern amenity imaginable. Experience the epitome of comfort and convenience at Axis on Nexus Apartments.

This property is currently leased until the 22/10/2025 at \$580 per week and will be available for vacant possession from the 24/10/2025 making this the ideal investment opportunity.

### Property Features:

- Huge master suite with double built in robes
- Ensuite including shower with screen, vanity and toilet
- Second bedroom with built in robe
- Main bathroom including shower, vanity and toilet
- Well-appointed kitchen with gas cooktop, oven and dishwasher
- Open plan meals and living room
- Laundry space including trough, washer and dryer
- Split system reverse cycle air conditioning to living area
- North facing 14sqm balcony, perfect for entertaining
- Quality fixtures and fittings throughout
- 1 x secure allocated undercover car bay
- Lockable 2sqm ground floor storeroom
- Quality 2008 built apartment complex
- 122sqm of total space (spacious 91sqm internal)
- Strata fees are \$924 per quarter

### About the Location:

Well connected with easy access to public transport as well as parks, shops and schools.

- 300m to Cockburn Station
- 350m to Kwinana freeway entrances
- 600m to Cockburn Gateway Shopping City
- 750m to the state-of-the-art Cockburn Aquatic & Recreation

For more information on this property or to arrange your inspection, please contact Jason Hodgson 0400 963 740 today.

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.