

**38/26 South Street, Kardinya, WA 6163**

**Unit For Sale**

Tuesday, 7 January 2025



38/26 South Street, Kardinya, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jack Yeo

0411527848

**FROM \$399,000**

NOTE: The address is unit 38/26 South Street, Kardinya but please park and use entrance on 2 Pinewood Ave, Kardinya where there will be street parking. LET ME INTRODUCE MYSELF: Effortless living! Ideally located on the top floor this bright and light home is positioned on an ultra-convenient street. This cosy 2x1 is almost everything that young professionals and investors would want including a rare combination of affordability and convenience. MAIN FEATURES TO LOVE: -2 great sized bedrooms (both with built in robes) -Kitchen features breakfast bar and ample cupboards -Lounge and dining flows out onto private balcony and offers abundance of natural lighting-Semi-ensuite bathroom featuring bathtub-Split reverse air-conditioning system-Generously sized balcony-Store room-Sparkling below ground pool and BBQ facilities in the common area-Secured carport in gated complex LOCATION TO LOVE: With the vibrant heart of the suburb at your doorstep and easy access to the main transport artery of South Street, the phrase "location, location, location" has never been so evident. You will love having a bus stop within walking distance, whilst well-known Bibra Lake Regional Playground and Reserve and public and private schools are in very close proximity. With the exciting potential of Westfield Booragoon and Kardinya Park Shopping Centre redevelopment, this could become the superb blend of family-friendly neighbourhood and inner-city lifestyle buyers have been searching for. OTHER NOTABLE LOCATIONS TO LOVE: -Fremantle (approx. 7.2km) -Perth CBD (approx. 17.2km) -Murdoch Train Station (approx. 4.8km) -Kardinya Park Shopping Centre (approx. 1km) -Murdoch University (approx. 1.8km) -St-John of God & Fiona Stanley Hospital (approx. 3.8km) -Westfield Booragoon (approx. 7km) SCHOOL CATCHMENTS: Melville Senior High School Kardinya Primary School NOTE: School zonings may change; buyers should always make their own enquiries and research. INFORMATION FOR BUYERS: Strata levies @ \$906.25 per quarter Council rates approx @ \$1,700 annually Water charges approx @160 every 2 months Kardinya properties of this price point are currently in high demand so register your interest and contact exclusive Kardinya agent Jack Yeo for a viewing. DISCLAIMER: All advertising materials and information provided by the agency should not be warranted as accurate and reliable. Even though we have made every effort to ensure the information is correct, buyers are encouraged to make their own independent due diligence to ensure the information provided is accurate.