

**11/9 Linkage Avenue, Cockburn Central, WA 6164**



**Apartment For Sale**

Monday, 25 March 2024

11/9 Linkage Avenue, Cockburn Central, WA 6164

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Antony Doolin  
0409604058

**From \$360,000**

I am proud to present to the market this centrally located ground floor apartment situated in the Linx Apartment Complex. If you want a place to live that is convenient then it doesn't get more convenient than this. Within a 1km radius you have access to the Freeway North and South, Cockburn Gateway Shopping Centre, Cockburn Arc, Cafe Royal, a plethora of Asian cuisine restaurants, Cockburn Central Water Park, Cockburn Train and Bus Station, Hair and Nail Salons, Barber Shop, Swades Food and Grocery and Gyms, what more could you want. The apartment complex offers you more convenience as well. If you don't want to travel to the nearest gym, then you have one in the complex so getting your morning workout in is going to be so much easier. On top of this there is a rooftop BBQ area to either entertain or relax by yourself after a long week at work. The apartment offers a pleasant, simple, low maintenance lifestyle with the convenience of direct access from the street making moving in much easier and for people to come by and visit you in your new home. With a free-flowing open plan living, dining and kitchen area the apartment feels effortless to live in and easy to keep clean, so you can spend more time on that rooftop, out at one of the many fine local restaurants or just relaxing as don't need to spend all weekend doing chores. The kitchen has a very convenient layout, with 600mm appliances and overhead cupboards giving you more than ample storage but also plenty of room to get your cook on. This apartment is currently leased until 24th June 2024 by an awesome tenant that is currently paying \$390 per week but the potential rent return could be \$450 per week given the rental evidence. At \$450 per week your return on investment could be a very impressive 6.5% making this an appealing investment property to either start or add to your portfolio. >?Split System A/C.>?Dryer and Dishwasher stay with the apartment.>?Walk to shops, public transport, cafes.>?Undercover car bay>?Rooftop entertaining>?Direct access from the street.>?Strata Fees \$1,051.82 PQ>?Water Rates \$1,042 PA (approx.)>?Council Rates \$1,800 PA (approx.)