

Sold



13/267 Fulham Street, Cloverdale



### Light-filled and Ultra Convenient!

First home buyers or investors will love the stylish finishes and practical extras within this sun-filled, second-floor apartment just minutes on foot to Cloverdale Primary School and Belmont Forum Shopping Centre.

Admire the tree-top surrounds from the open plan living, dining and kitchen, complete with smart timber flooring, recessed lighting and contemporary pendants, sliding glass doors leading out to a private terrace and a bright, airy ambience.

The bedroom enjoys split system air conditioning, mirrored built-in robes and bathroom, both with vanity, frameless rain showers and WC, while a good-sized separate laundry with storage exemplifies the wise use of space within this home. The kitchen is a stand-out, beautifully renovated with double sinks, an electric Bosch 600mm oven and ceramic cooktop, Vedastone engineered quartz benchtops, an eye-catching tiled splashback, top and bottom cabinetry, and a breakfast bar. Adjoining is the sunny living and dining, kept cool all summer with split-system air conditioning.

When it's time to enjoy the view, open the glass doors onto a private and covered terrace with zero-maintenance artificial grass, the perfect place for evening drinks as the sun goes down. Downstairs, find undercover parking for one vehicle, a super neat communal paved alfresco area and BBQ, intercom for visitors, and a 4sqm storage room. As a huge bonus, each unit is allotted one solar panel to assist with household bills.

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**Price** SOLD for \$350,000  
**Property Type** Residential  
**Property ID** 29727

#### Agent Details

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#### Office Details

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Small families will love that Cloverdale Primary School is just 10 minutes on foot, while the bus stops of Abernethy Road are a few hundred metres down the road. Woolworths, K Mart, Big W and various cafés and restaurants abound at Belmont Forum, only a six-minute walk away. City commuters can reach the CBD in around 15 minutes, while Carlisle Station is under 10 minutes by car. Surrounding are a host of leafy green areas, such as Arlunya Park and the lakes and play areas of Faulkner Park. For a move-in-ready, low maintenance home with various extras that make everyday life that little bit easier, contact Adam Whitford on 0406 616 608 or Jonathan Durrant on 0438 909 480.

Features include:

- 1 bedroom, 1 bathroom
- Open plan living/dining
- Second floor with tree-top views
- Sunny private terrace (bedroom with direct access)
- Built-in robes
- Electric Bosch 600mm oven and ceramic cooktop
- Vedastone engineered quartz benchtops,
- Timber flooring in living
- Split-system air conditioning in bedroom and living
- Intercom to entry
- 1 parking space
- Landscaped communal gardens, BBQ area
- Contemporary finishes
- Security gate to complex
- Solar panels (1 panel per unit to help reduce electricity costs)
- 4sqm storeroom
- Approx strata rates are \$544.11 per quarter

Location (approx. distances):

- 290m Bus stop on Abernethy Road
- 300m Arlunya Park
- 450m Belmont Forum Shopping Centre
- 650m Cloverdale Primary School
- 800m Faulkner Park
- 900m Belmont City College
- 3.1km East Perth riverside parks
- 4.3km Carlisle Train Station
- 10.3km Perth CBD

Disclaimer - Photos used are from unit 7 which is located one floor lower

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