

Sold



16/267 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, third-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 carpeted bedrooms enjoy split system air conditioning, mirrored built-in robes and a walk in robe to main bedroom. Both bathrooms have a 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

🛏 3 🚿 2 🚗 1

**Price** SOLD for \$499,000  
**Property Type** Residential  
**Property ID** 29867

### Agent Details

Adam Whitford - 0406 616 608  
Jonathan Durrant - 0438 909 480

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

is allotted one solar panel to assist with household bills.

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:

- 3 bedrooms, 2 bathrooms
- Open plan living/dining
- Third floor with tree-top views
- Sunny private terrace (1 bedroom with direct access)
- Built-in robes to 2 bedrooms and walk in robe to main
- Electric Bosch 600mm oven and ceramic cooktop
- Vedastone engineered quartz benchtops,
- Timber flooring in living
- Split-system air conditioning in bedrooms and living
- 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 \$757.48 per quarter
- Approx council rates are \$1,441.16 per annum
- Approx water rates are \$1,167.80 per annum

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

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*