

Sold



1, 30 Firby Street, Cloverdale



## Easy, Modern Living in Cloverdale!

Introducing 1/30 Firby St, Cloverdale, a ground-floor, modern two-bedroom, two-bathroom unit promising convenience and a wonderful lifestyle close to all that Cloverdale has to offer. Fresh, clean, and welcoming, this home is bathed in plenty of natural light and features modern fittings throughout with a gorgeous, undercover, outdoor area.

The perfect home for first-home buyers, professional couples, a small family, downsizers, or investors, this low-maintenance unit is within easy walking distance to Belvidere Street Shopping strip's restaurants, cafes, and shops with Belmont Forum, parks, public transport links, arterial roads, and Perth airport all within an easy, short drive.

Step inside to a spacious living/kitchen and casual meals area overlooking the outdoor patio. Timber-look flooring and plenty of natural light provide a warm and welcoming aesthetic with a compact kitchen and separate island bench providing abundant space for family bench-top seating.

From your spacious living room, open the sliding doors and step outside to your own sun-drenched, leafy outdoor patio. A gorgeous reprieve that can be enjoyed for most of the year, this is an inviting space big enough to accommodate outdoor garden furniture, and with a high wall and screening, your privacy is assured. Flanked by greenery and overlooking the canopy of a mature street tree, this is the perfect outdoor space to unwind with friends, enjoy cosy alfresco meals or BBQs or simply unwind with a good book.

 2  2  1  118 m<sup>2</sup>

**Price** SOLD for \$430,000  
**Property Type** Residential  
**Property ID** 30082  
**Land Area** 118 m<sup>2</sup>  
**Floor Area** 70 m<sup>2</sup>

### Agent Details

Steven Bethell - 0468 719 374  
Graeme Correy - 0419 902 309

### Office Details

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

**XCEED**   
REAL ESTATE

Both bedrooms enjoy the comfort of carpet, ceiling fans, and built-in robes and with your secure carport, visitor parking, and extra storeroom for storage, this is the perfect lock-up-and-leave residence in a stellar location.

Ideal for first home buyers, downsizers, professional couples, or investors, this is a gorgeous, convenient low-maintenance apartment just moments from café's, dining options and shopping, and a mere 15 minutes from Perth CBD.

For expressions of interest, please contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or phone 0468 719 374 for additional details.

Features include:

- \* Two carpeted bedrooms with ceiling fans
- \* Two modern bathrooms
- \* Master bedroom with sliding, mirrored, door robes
- \* Large 2nd bedroom with sliding door robe
- \* Open plan kitchen/casual dining/ living area
- \* Contemporary kitchen with overhead cupboards/separate island bench/stainless steel appliances
- \* Intercom System to the front gate
- \* Fully gated – safe and secure
- \* Ground floor with undercover, lit, paved patio
- \* Engineered timber flooring
- \* LED lighting throughout living area
- \* Split system air conditioning in living areas
- \* Single Carport per apartment with visitor parking bays outside
- \* Separate laundry
- \* 4m2 storeroom per apartment
- \*Block Size 118sqm / Floor Plan 70sqm.

Location (approx. distances):

Love St Supermarket 200m  
Belmay Primary School 500m  
Notre Dame Catholic School 850m  
All Foods Market Belmont IGA 1.2km  
Cloverdale Primary School 1.5km  
Belmont City College 1.7km  
Belmont Sports and Recreation Club 2.4km  
Redcliffe Station 2.4km  
Perth Airport 2.5km  
Belmont Forum 2.7m  
Belmont Park Tennis Club 2.8km  
Carlisle Station 5.8km  
Perth CBD 9.1km

*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.*