



## Success, 601/17 Malata Crescent

### DESIRABLE TOP FLOOR APARTMENT!

2 1 1

A fantastic opportunity for investors, downsizers or first homebuyers.

Set within a secure complex, this two bedroom and one bathroom apartment presents an outstanding first home or low maintenance investment in a high growth location. Trendy local cafes, Cockburn Gateway Shopping Precinct, Cockburn Arc and Cockburn Central Train Station are all close by.

Light and bright interiors throughout the open plan kitchen, living and dining area. The contemporary kitchen includes a stainless steel gas cooktop and dishwasher drawer. The windows are double glazed, air-conditioning in the lounge area and an intercom system.

The main bedroom includes a WIR and the guest bedroom has access to the generously sized, East facing balcony.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2RA2G5X](http://ljhooker.com.au/2RA2G5X)

**Contact**  
**Victor Paz**  
0413 644 202  
[vpaz@ljhsouth.com.au](mailto:vpaz@ljhsouth.com.au)



**LJ Hooker Southern Residential WA**  
**(08) 9457 9955**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Features:

- Storage room down the hall
- Generous sized balcony
- Separate internal laundry
- Double glazed windows
- Reversed Cycle air conditioning
- Secure undercover car space
- A communal pool, gymnasium, and kids' play area
- Lift Access

NEARBY ATTRACTIONS:

- Murdoch University is 1 train stop away
- Fiona Stanley Hospital is 1 train stop away
- Cockburn Bus / Train Station
- GP Super Clinic, Library and Offices
- Cockburn Gateway Shopping City
- Fremantle Cafe strip is 15mins by car- Port Coogee Marina is 10 minutes by car
- Murdoch Tafe is 1 train stop away

RATES/FEES:

Strata Fees: \$3775.20 p/a

Water Rates: \$1045 p/a approx.

Council Rates: \$1750 p/a approx.

Whether you're seeking somewhere incredible to call home, or you're a savvy investor looking to tick every box, Contact your exclusive Agent Victor Paz on 0413 644 202 today for more information.

\*Property is tenanted

## More About this Property

Property ID	2RA2G5X
Property Type	Apartment
Land Area	94 m <sup>2</sup>

**Victor Paz 0413 644 202**

Director and Licensee | [vpaz@ljhsouth.com.au](mailto:vpaz@ljhsouth.com.au)

**LJ Hooker Southern Residential WA (08) 9457 9955**

7/17 Tribute Street, WEST SHELLEY WA 6148

[southernresidentialwa.ljhooker.com.au](http://southernresidentialwa.ljhooker.com.au) | [cockburncity@ljhsouth.com.au](mailto:cockburncity@ljhsouth.com.au)



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