



**Unit 24, 11 Rowlands St, Kewdale**



## Move Right in and Relax

Modern, low maintenance and a quick commute to Perth Airport, Curtin University and the CBD, this lock-and-leave ground-floor apartment is ideal for busy downsizers, FIFOs, or professionals.

With two bedrooms, two bathrooms, an easy-care paved alfresco, undercover parking, contemporary fixtures, and an open-plan living and kitchen area, simply pack your bags and make this your own. Enjoy quality floor tiles in the hallways, kitchen and living space, recessed lighting, and a light-filled atmosphere.

Making life easier, the kitchen comes complete with a dishwasher, electric stove-top and oven, rangehood and a floor-to-ceiling pantry alongside the top and bottom cabinetry. There's also room for a stand-alone breakfast bar and stools, a great dining option for those on the run. Adjoining is an airy and bright living room with split-system air conditioning, perfect for winding down, entertaining or movie nights, while sliding glass doors overlook the alfresco.

The spacious main bedroom features a second air conditioner, a large walk-in robe and an ensuite with a shower, vanity with storage and WC, while bedroom two boasts mirrored built-in robes. Additionally, the second bathroom has a large frameless shower, vanity and WC.

When the day is done, entertain outside on the well-lit covered and paved terrace alfresco, or relax with a quiet morning cup of coffee in complete privacy. Elsewhere, find an outdoor storage room at the rear of the terrace, and - at entry - resident and visitor parking.

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**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

28478

### Agent Details

Sharon Guest - 08 9402 2299

### Office Details

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

**XCEED** **REAL ESTATE**

Located on the doorstep to Carlisle Primary School, Belmont Forum, the swathe of greenery at Tomato Lake and Orrong Road access, this very well-maintained property in a low-rise complex offers secure, move-in-ready living, and a convenient location you'll love.

To make it yours today, contact Ken Yan now on 0488 886 698.

#### Features:

2 bedrooms, 2 bathrooms

Secure, undercover parking/visitors parking

Paved, covered alfresco

Split-level air conditioner in living and main bedroom

Walk-in and built-in robes

Recessed lighting

Open-plan living/kitchen

Dishwasher

Outdoor storage room

Well maintained complex

Modern and light-filled

Ground-floor convenience

#### Location (approx. distances):

Orrong Road entrance 240m

Tomato Lake 850m

Carlisle Primary School 900m

Belmont Forum 2.3km

Kewdale Primary School 2.4km

Coles Victoria Park 4.6km

Curtin University 6.2km

Perth Airport 7.4km

Perth CBD 8.4km

Strata rate: \$500 / Quarter Approximately

Water rate: \$1200 Annually Approximately

Council rate: \$1600 Annually Approximately

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