







Easy, Modern Living in Cloverdale!

2 2 1 118m2

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.

Price	SOLD for $430,000
Property Type	Residential
Property ID	30082
Land Area	118 m2
Floor Area	70 m2

Agent Details

Steven Bethell - 0468 719 374

Office Details

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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 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

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