

**1/17 Mount Prospect Crescent, Maylands, WA 6051**



**House For Sale**

Thursday, 9 May 2024

1/17 Mount Prospect Crescent, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: House**



John Caputo  
0894734888



Dante Caputo  
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## Mid to high \$400's

With outlooks over the lush grounds leading to Perth's skyline, you won't believe the value on offer here. Not only does this elevated two-bedroom, one-bathroom unit offer incredible views, but its stylish décor means you can start enjoying this beautifully presented home from the moment you arrive. True to the era and built in 1979, this home features good-sized rooms and a well-laid-out floorplan with a separate meals area off the kitchen and a spacious living room opening out to landscaped grounds. Modern upgrades offer contemporary living, with a well-equipped kitchen with stainless steel appliances and a bathroom with an integrated laundry. Given its low-maintenance appeal, this unit is perfect for out-of-towners seeking a stylish property in a central location. This is also an excellent option for FIFO workers with nearby access to the Perth Airport, as well as students studying at the nearby Edith Cowan University. Professionals, couples, downsizers and first-home buyers will appreciate the easy-care nature and affordability of this unit, and Maylands' ready-made rental market yields favourable returns for investors. From this convenient location, you can stroll to the Swan River and shops, supermarkets, bars and cafes in the bustling 8th Avenue and Whatley Crescent precinct. You're close to Maylands Train Station, bus routes, Maylands Peninsula Primary School, Gibbney Reserve, Maylands Peninsula Public Golf Course, Maylands Yacht Club, Ascot Racecourse, Perth's CBD and main arterial roads such as Guildford Road and Tonkin Highway. This beautifully presented home won't remain on the market for long. So don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

**Property features:**

- Elevated unit with incredible city views
- Two bedrooms (with built-in robes), one bathroom
- Well-equipped kitchen with stainless steel appliances (oven, gas cooktop & dishwasher) and great storage
- Spacious living room leading to landscaped grounds and views
- Separate meals area
- Modern bathroom with a frameless shower screen and an integrated laundry
- Neutral décor throughout
- Split-system air-conditioning
- Security screens
- Dedicated undercover parking
- Well-maintained double-storey complex
- Move-in ready

**Location highlights:**

- 400m to Coles & IGA
- 700m to Gibbney Reserve
- 750m to 8th Avenue/Whatley Crescent dining/shopping strip
- 1.1km to the Maylands Train Station
- 1.1km to Baigup Wetlands
- 1.2km to Maylands Yacht Club
- 1.3km to Maylands Peninsula Golf Course
- 1.6km to Bardon Park
- 3km to Ascot Racecourse
- 3.9km to Edith Cowan University Mt Lawley
- 4.9km to Perth's CBD
- 7.3km to Perth Airport

**Strata Rates PQ: \$770 Total (\$420 Admin/ \$350 Reserve Fund)**  
**Council Rates P.A: \$1679.26**  
**Water Rates Approximate: \$900**