

**1/8 Joseph Street, Maylands, WA 6051**



**House For Sale**

Sunday, 24 March 2024

1/8 Joseph Street, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## New To Market

Elevate your lifestyle in this chic streetfront abode featuring an extra living space for versatility. With a charming façade and low-maintenance gardens, this freestanding home is located in the heart of Maylands' desirable river precinct. This well-designed property offers a perfect blend of comfort, functionality, and modern living. Positioned at the front of the property, the extra room is perfectly suited for a private home office or deluxe theatre experience, providing flexibility for various lifestyle needs. Continuing through the entry you'll find the kitchen, a chef's delight, featuring a large gas cooktop and dishwasher, seamlessly flowing into the dining and family rooms. Access the outdoor undercover paved patio and courtyard, the perfect setting for indoor-outdoor entertaining. Retreat to the main bedroom with its own ensuite and walk-in-robe, while two additional bedrooms with mirrored built-in-robos provide ample space for family or guests. The prime location in the vibrant suburb of Maylands ensures easy access to a wide range of amenities. Whether it's shopping, dining, or entertainment, you'll find everything conveniently located nearby. Additionally, the close proximity to the Perth CBD means you'll have quick and convenient access to all the attractions, business districts, and cultural offerings of the city. The cosmopolitan lifestyle is yours for the taking with the river not far away and the close proximity of the Maylands Eighth Avenue cafe and shopping strip as well as the Mt Lawley and Inglewood shopping strips plus a variety of parks and sporting clubs. Not to mention you're right near the local golf course and in good proximity to excellent schools and public transport. Spacious, practical and well-maintained, this beautifully presented 3 x 2 home with its own driveway and verge will impress any potential homeowner or investor. Don't miss your chance to call this contemporary property yours.

**Key Features:-** Freestanding house with its own private driveway- Great street appeal- Extra theatre/office/living room - Light-filled interiors- Ducted air-conditioning throughout- Low maintenance courtyard with undercover patio area- Extra garage space for a DIY enthusiast- Quality construction, great lock-up and leave- Surrounded by the Swan River- 5km to the CBD- 10km to Perth Airport

**NOTES:**Currently leased to great tenants at \$625/week expiring on 7th April 2024 (it will roll over onto a periodic lease after expiring). Rental appraisal \$700-\$750 per week.The property address is "8 Joseph Street Maylands WA 6051" on the City of Bayswater Rates Notice, and the letterbox shows just the number "8". The property is Lot 1 on Survey Strata Plan 67956). It is a freestanding, streetfront house with its own private driveway. Lot 1 has no common property with lots 8A, 8B, & 8C Joseph Street to the rear.No strata fees, no AGMs, etc.

**Council Rates:** Approx \$2,298 per annum

**Water Rates:** Approx \$1,185 per annum

**Disclaimer:** The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.