

# 160 Peninsula Road, Maylands, WA 6051



## House For Sale

Friday, 3 November 2023

160 Peninsula Road, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 1**

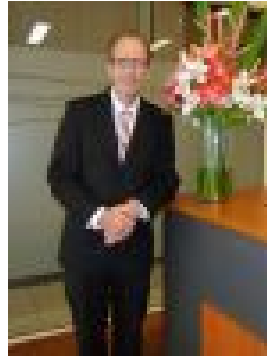
**Parkings: 2**

**Area: 1168 m2**

**Type: House**



Tim Tyler  
0418946970



Peter Hall  
0416196438

## Offers Above \$1 Million

Welcome to 160 Peninsula Road, Maylands. Property is tenanted on a Periodic Tenancy agreement at \$400 p/w. Riverside parklands, a strong café scene and an easy commute to Perth city are just some of the added benefits of purchasing this home in the trendy and vibrant suburb of Maylands. Your next development site or blank canvass for your forever home awaits you. 1138 sqm, zoned R60, in a highly sort after location which speaks for itself - just moments from the Swan River cycle and pathways. Whether you're an investor looking for your next project, or a family wishing to utilise the full space to build an incredible home in a magic neighbourhood, this is a once in a lifetime opportunity. The existing home is maintained with old world charm, your options are endless, keep it as a future building project, or renovate, extend and be the envy of your neighbours. This home is all geared for entertaining with the added luxury of an enclosed rear paved alfresco. The home has a rear shed for the handy person to tinker to their hearts content, there's side access via gates. For your early morning espresso, you have a private courtyard to sit back chill out and take stock of the morning sunrise. What a location, what a residence! with local parks and reserves close by and easy access to bus routes with a short drive to access the freeway, its ready and waiting to start the Next Chapter of this home. Main features:- 3 spacious bedrooms - Rear garden - Separate lounge with timber floors- Dining- Family bathroom- Large rear covered alfresco/patio for entertaining- Spacious kitchen- Car port with additional space for extra cars with side access to rear yard- Easy care gardens- Current zoning R60, 12 Unit site (stca)- Lot size - 1,138 sqm- Block frontage - 21.12 m2(approx.)- Block depth - 58.18 m2/46.63m2(approx.)- Great Central location- Existing 3-bedroom, 1 bathroom house - Property tenanted - Easy access to CBD, Freeway - Walking distance to River, parklands- Maylands Train station a short distance away- A two iron to Maylands Peninsula Golf Club- Multiple options to build/development Central to local shopping, St John of God Mt Lawley Hospital, local parks, gyms and health clubs, pubs, wine bars, North Metropolitan Tafe, bus routes, restaurants and fast-food outlets, with Perth CBD right on your doorstep. This development is in the heart of it all. The property is currently tenanted at \$400pw on a periodic tenancy agreement. Outgoings: Shire Rates: \$1,704.28 pa (approx) Water Rates: \$1,030.55 pa (approx) Amenities close by: Four square Maylands shopping centre Maylands Peninsula golf course Easy distance to Maylands train station Close to primary and high schools (Maylands primary & Mt Lawley Senior high school) Close by to cafes, restaurants Who to talk to: To find out more about this property, you can contact agent Tim Tyler 0418 946 970 or Peter Hall 0416 196 438 by email at [tim@tylerandsons.com.au](mailto:tim@tylerandsons.com.au) or [sales@tylerandsons.com.au](mailto:sales@tylerandsons.com.au)