

**19/7 Ninth Avenue, Maylands, WA 6051**

**Apartment For Sale**

Tuesday, 23 April 2024

19/7 Ninth Avenue, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Carlos Lehn  
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## From Mid \$300,000's

Elevate your lifestyle with this expansive two-bedroom apartment that epitomises comfortable and convenient living. Nestled in central Maylands, this apartment offers a lifestyle of unparalleled convenience - bid farewell to the car, it isn't even needed here (but there is an allocated car bay, should you not be ready to let it go just yet!) Boasting excellent proportions with 73sqm of internal living, the floor plan includes a formal entrance, spacious open plan living area, two bedrooms, large bathroom with internal laundry, bath, walk-in shower, and separate W/C. Other highlights include split system A/C to the main living area, built-in linen and pantry cupboards. Whether it is for yourself, or a tenant, it promises unparalleled convenience, where you can indulge in a plethora of cafes, bars and restaurants just moments away as well as everyday essentials including the train station, bus stops, IGA and Coles. Strata rates: \$490.00 admin & \$196.00 reserve P/Q Council rates: \$1,682.89 P/A Water rates: \$944.82 P/A \*68sqm of internal living \*20 apartments total \*Leased at \$370 per week until 7th July 2024 (anticipated market rent in current market \$470 - \$520 per week)