

**2/11 Kathleen Avenue, Maylands, WA 6051**



**Villa For Sale**

Friday, 29 March 2024

2/11 Kathleen Avenue, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Villa**



Andrew Hill Hill  
0894952226

## From high \$500,000s

Welcome to 2-11 Kathleen Avenue Maylands. If you are an outdoors lover then this villa is situated in the perfect location for you. Everything is either a good walk away or a short drive including, Maylands Golf Course, Maylands Yacht Club, Maylands Sport and Recreation Club, Maylands Public Boat Ramp, Waterlands, romantic walks along the river and lakes, picnics at Hussy Reserve IT'S ALL HERE! With 153m<sup>2</sup> of living area this 3 bedroom 2 bathroom 2 WC villa is ideal for first home-buyers, investors, couples and downsizers looking for a spacious villa but low maintenance living. (rental appraisal available upon request) Maylands Peninsula Primary School is also close by. Selling features of this lovely villa include: Small complex of 10 villas - Modern rendered exterior - Portico entry - Small front courtyard - Double remote garage with rear access, shoppers entry and storage area - Tiled entry - Large master suite located at the front with double robe and ensuite - Laundry and shoppers entrance off the front hallway - Massive open plan living - Centrally located kitchen with breakfast bar, microwave recess, dishwasher recess, double door pantry and good size fridge recess - Large meals area and TV/ living area - Two double size guest bedrooms both with double robes, serviced by a good size bathroom with WC in situ - Double sliding doors to private paved entertaining area. Other selling features include: Brand new plush carpets installed throughout - Fresh paint internally - Split system heating and cooling to main living area - Gas heating - Gas cooking - Gas hot water - Down lights in the main living, plus more. Strata Levies: Admin fund = \$362.50 Reserve fund = \$35.00 Quarterly total = \$397.50. I look forward to showing you this property Easter Monday for your convenience at the advertised home open. No offers or viewings prior. If you are an investor and are unable to attend the home open, please arrange for someone to view on your behalf.