

2/45 Tenth Avenue, Maylands, WA 6051

Sold Unit

Wednesday, 4 October 2023

2/45 Tenth Avenue, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 52 m2

Type: Unit



John Caputo
0894734888

\$275,000

Situated just five minutes from the city and within strolling distance of the Maylands' tourist precinct, this two-bedroom apartment is an absolute bargain. Located on the ground floor, the private and fully enclosed courtyard only sweetens the deal by extending your living and entertaining space. This property is move-in ready and has open-plan living and dining, a functional kitchen and good-sized rooms. The low-maintenance appeal will be very welcome as all the trappings along 8th Avenue and Whatley Crescent are hard to resist for shopping and all-day dining. You have dedicated parking, however, it's only a short stroll to the Maylands Train Station, buses, supermarkets and specialty stores on Guildford Road. The Swan River, parks, reserves, the RISE Recreation Centre and sporting facilities like the Maylands Peninsula Golf Course and Maylands Yacht Club are also within easy reach, and you can be at the Perth Airport, Ascot Racecourse, Edith Cowan University and the Perth CBD in moments. This apartment is ideal for students, professionals and FIFO workers, who will love the ease of jumping on the train to reach the Perth Airport via the new Metronet. This neatly presented apartment is also an enticing option for those living out of town and seeking an urban retreat while in town. Situated in a well-maintained apartment complex, Maylands already has a ready-made rental market, and investors won't be able to resist their immediate return on investment with this one. Properties at this price point are rare in this market so you'll need to arrange a viewing immediately. Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

Property features:

- Two bedrooms (primary with built-in robes), one bathroom
- Open-plan living and dining area leading to alfresco dining
- Functional kitchen with a gas cooker and great storage and counter space
- Ground floor Private and fully enclosed courtyard
- Separate laundry
- Neutral décor
- Security screens
- Dedicated under cover car bay
- Well-maintained complex
- Move-in ready
- 96sqm total including car bay & Courtyard / 52sqm of internal living area.
- Small group of just 9 apartments
- Right on the Inglewood border

Location highlights:

- 750m to the Maylands train station
- 800m to the 8th Avenue/Whatley Crescent café/shopping strip
- 1.9km to Bardon Park & the Swan Valley
- 1.9km to The Rise recreation centre
- 2km to the Maylands Yacht Club
- 2.5km to Edith Cowan University Mt Lawley campus
- 2.8km to the Maylands Peninsula Public Golf Course
- 4.3km to Ascot Racecourse
- 4.6km to Perth's CBD

Strata fees: \$998.65 PQ (Admin fees: \$859.75/ Reserve fund \$138.90) Council rates: \$1,682.89 PA Water rates: \$963.41 PA