

**2/68 Sixth Avenue, Maylands, WA 6051**

**Sold Unit**

Monday, 6 November 2023



2/68 Sixth Avenue, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Greg O

0894759622

**\$485,000**

Welcome home to your very own premium piece of tranquility. Positioned overlooking a leafy parkway and just minutes from cafes, shopping, and transport options. This two-storey townhouse residence is nestled in a small tightly held group of only 4. Generous living space downstairs as well as renovated kitchen and dining space which has easy access to a big paved courtyard space, a perfect place to relax with a morning coffee or a BBQ and the space is secure for the kids to run free and play. Upstairs the good size bedrooms are carpeted and serviced with a renovated bathroom. The master bedroom has a private balcony.- 118M2 of living space, not incl balcony and carport.- Located within the Mount Lawley high school catchment zone.- Just metres to Maylands train station with easy access to Perth CBD.- Premium location close to local shops, cafes, restaurants, and bars and directly opposite - Renovated kitchen with soft close drawers and dishwasher. - Timber staircase with extra storage area underneath.- Security screen doors front and back.- Reverse cycle air conditioning.- Small group of only 4.- Undercover parking space.- Separate laundry downstairs.- GAS HWS.- Currently tenanted.- Strata fees \$300 PQ.\*Buyers note\* The images in this ad show the property prior to the existing tenant moving in.Water rates: \$1,072.43 p/a (approx.) - For period 01/07/2022 to 30/06/2023Council rates: \$1806.93 p/a (approx.)Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.