

# 21/54 Central Avenue, Maylands, WA 6051



## House For Sale

Tuesday, 13 February 2024

21/54 Central Avenue, Maylands, WA 6051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 131 m2**

**Type: House**



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## Offers From \$550,000

In an upscale resort-style complex, this generously proportioned upper floor apartment presents itself, boasting City Views from your expansive balcony, inviting you to unwind and entertain at your leisure. Embrace the open floor plan that seamlessly connects all your living areas, from the entrance to the family room and dining spaces. The well-appointed bedrooms offer ample space, with the master bedroom also treating you to delightful city vistas. Discover a wealth of amenities within the complex, including a sparkling swimming pool, BBQ area, and spa, complemented by a residents' lounge & gym. Nestled in a boutique block, this residence enjoys a central location within walking distance of the charming cafe and shopping enclave along Whatley Crescent and 8th Ave. Conveniently accessible, the train station and bus routes are just a leisurely stroll from your new home. For internal comforts, revel in:

- 3 double bedrooms with built-in robes
- Main bathroom featuring shower over bath, WC & combined laundry facilities with clothes dryer
- Modern kitchen with stone tops, dishwasher, built-in water filter & ample bench & cupboard space
- Expansive open living & dining area leading to a spacious balcony
- Split system Air conditioning
- Secure Intercom access
- 2 secure designated car bays - 1 undercover, 1 in the main parking area
- Private lockable storeroom
- Built in 2009

Located in close proximity to Perth's CBD and a leisurely stroll to the river, this residence enjoys the added security and modern comforts of a gated complex.

Total Lot Size: 131sqm Internal: 87sqm Balcony: 13sqm Storeroom: 5sqm Parking: 26sqm Council Rates: \$2,074.91 per annum approximately Water Rates: \$1,242.72 per annum approximately Strata Levies: \$1,308.96 per quarter (\$1,263.60 Admin Levy + \$45.36 Reserve Levy)