

**3/15 Caledonian Avenue, Maylands, WA 6051**



**Villa For Sale**

Tuesday, 21 May 2024

3/15 Caledonian Avenue, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Villa**



Andrew Huggins  
0892773555



Toby Huggins  
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**From \$539,000**

Situated in a quiet and leafy green street in a well-maintained community of 8 villas sits this charming two-bedroom unit ready for you to buy! Whether you're looking to add your personal touch or simply move in and enjoy the existing features, this property offers endless possibilities to personalise and make it your own. With its convenient access to public transport, major roads, the Swan River and Maylands shopping precinct you will be impressed. Only minutes away to bustling Eighth Avenue and Whatley Crescent, you can choose from a thriving number of trendy cafes, restaurants, bars, boutique shops and more. 400m to the Coles supermarket and Guildford Road, Maylands Peninsula Primary School is just 350m away, and it is less than a kilometre to the river. Invest or nest - this property is perfect to enjoy yourself or find the perfect tenant with an estimated rental return of \$540.00 - \$560.00 per week. The current tenants have a lease agreement fixed until 01/07/2024. The property:

- Well maintained community of 8 homes
- Renovated villa, built in 1984
- Brick & tile construction
- Easy care lock & leave
- Two bedrooms, one bathroom
- Floating floorboards
- Light filled open plan kitchen & dining
- Separate lounge with reverse cycle air conditioner + stunning pendant light feature
- Centrally appointed kitchen with stainless steel appliances, induction cooktop, black double sink with flick mixer tapware, dishwasher, timber benchtops, overlooking courtyard
- Master bedroom includes ceiling fan + built in robes
- Second bedroom includes built in robes
- Modern easy care, low maintenance bathroom with separate toilet to passage
- Laundry with direct access to rear of home
- Paved enclosed private courtyard
- Low maintenance garden beds
- RHEEM hot water system
- Security screen doors + windows
- Single carport
- Additional visitor bays to front of complex
- 76m<sup>2</sup>, 120m<sup>2</sup> total lot size
- Low strata levy costs

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.