

**3/75 Sixth Avenue, Maylands, WA 6051**



**Apartment For Sale**

Wednesday, 15 May 2024

3/75 Sixth Avenue, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Cooper  
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## From \$400,000

This ground floor apartment is located in a small complex of just 8 and comprises one bedroom, a generous family room, kitchen dining and combined laundry & bathroom. Offering an intelligent floor plan that effectively utilizes internal space to maximize lifestyle and minimize home maintenance. Sliding glass doors lead out into the front courtyard, with a paved area ideal for a BBQ or just a morning cuppa with privacy from the surrounding brick wall and the coolness of the garden. The property has just been painted throughout and features a modern kitchen with fridge, microwave and built in dishwasher. The property also has a second paved courtyard to the rear with a secure garden shed, ideal to keep your bike for those long rides along the river. Even your car is looked after with its own carport. Maylands is an inner-city suburb located on the Swan River and is well serviced by all conveniences and public transport. For those who like a long black macchiato or beautiful restaurant meal, it's just a stroll to the Maylands and Beaufort Café strips. The Maylands train station is also within just a 5-minute walk, making the commute to work a breeze either into the CBD or out to the airport for our fifo workers. Features include:

- Small well-presented complex
- Ground floor apartment
- Renovated kitchen
- Repainted throughout
- Dishwasher, fridge, microwave and washing machine included
- Reverse cycle air conditioning
- 2 courtyards
- Easy care reticulated gardens
- Garden shed
- Undercover parking
- 5-minute walk to the train and Maylands Cafe strip
- 8-minute stroll to Beaufort St restaurants

This is a beautiful property well-presented and well located. For your opportunity to view, call me today.