

34/80 Eighth Avenue, Maylands, WA 6051



Apartment For Sale

Saturday, 13 April 2024

34/80 Eighth Avenue, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Natalie Hoyer

0485833539

Under Offer

(To be clear, we're talking about you!). You're one of a kind, out of the ordinary, and a bit blimmin' special. It's time you celebrated that fact. Perhaps by treating yourself to an apartment that's equally as unique? Conveniently, this second-floor 2x2 in the social centre of Maylands is just that. Looking out at Eighth Avenue and across to the city from the kitchen, living room, and main balcony, you'd be forgiven for feeling a bit smug. And when you've got your very own Stormie Mills mural on said balcony, you'd also be forgiven for ignoring the view and staring at the wall instead (still smugly, of course). If you can bear to tear your eyes from the exceptional outlooks, you'll discover there's another sneaky balcony to be found at the other end of the apartment, snuggled between the (very generously sized) bedrooms. It's semi-enclosed so you can adjust the louvres for light, air, and privacy as desired. Nifty. Speaking of nifty, the laundry is tucked away in the linen closet, there are built-in robes to both bedrooms, and the kitchen is kitted out with quality appliances and plenty of storage. Let the record also show that both bathrooms have a very hotel-ish vibe, which is essentially the law in an apartment this swish. Or if not legislated at least strongly suggested. We've ticked all the boxes for style, and for the practicality side of things, you also have 2 parking bays and a ground-floor storage room in this secure complex. So there you have it. What a winner. Buy this apartment and you'll be instantly cooler. Not that you need to be. But... it can't hurt, right? Location-wise, this apartment is in the middle of the beating heart that is the Maylands social precinct. This is where the cool kids hang out. So it's only natural that you should be right here. Street art abounds, there are restaurants and bars in every direction, and if a destination is too far to walk you can always catch the train - Maylands station is just around the corner. Though we think it's better when others take the train to you instead. Invite your nearest and dearest around for guaranteed good times at Volare (120m), Lyrics (180m), or Seasonal Brewing (300m), and treat them to brekkie at your choice of local café the morning after. Sherbet (150m), YY Coffee (50m), and Mrs S. (35m) are all top picks but you'll have to do the hard yards to establish your personal fav. And by hard yards, we mean tasting all the exceptional coffees and pastries on offer. But that's showbiz, baby. Ready to make a name for yourself? Hit Natalie up now (call or email). Or rock up to the home open. *****Buyers from \$499K are encouraged to come and inspect the property with all offers presented as received on or before the campaign end date of 5:00pm Wednesday the 24th April 2024 (IF NOT SOLD PRIOR). The seller reserves the right to accept an offer prior to the campaign end date. Total Lot Size: 129sqm (Internal: 82sqm, (Internal: 82sqm, Front Balcony: 12sqm, Rear Balcony: 6sqm, Tandem Carbay: 26sqm, Store: 3sqm) Build Year: Circa 2010 Council Rates: \$1,806.93 per annum approximately Water Rates: \$1,154.16 per annum approximately Strata Rates: \$1,097.00 (Admin Fund \$945.00 + Sinking Fund \$152.00) per quarter approximately