

41b Caledonian Avenue, Maylands, WA 6051

JONES **and** CO. 

Villa For Sale

Friday, 3 May 2024

41b Caledonian Avenue, Maylands, WA 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 98 m2

Type: Villa



Simon Matthews
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Kelly Jones
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From \$569,000

Welcome to 41b Caledonian Avenue, Maylands! Nestled in the heart of this vibrant suburb, this generous, private, and modern home is a rare find tucked away in the middle of all the action. With a fully fenced front yard becoming a second outdoor living space, this property offers unparalleled convenience and comfort. The owners have spared no effort in refurbishing the interior, with new flooring, blinds, and lighting, along with a revamped kitchen boasting modern appliances. Location is key, with the property just over 6 kilometers from the Perth CBD and within walking distance of public bus and train stations, as well as the bustling cafe and restaurant strip. Enjoy leisurely strolls down to the Swan River and Baigup Wetlands, or immerse yourself in the community at one of the many festivals and night markets the neighborhood has to offer. Featuring: * 3 Bedrooms - two with built-in robes and the third with a giant wall-to-wall robe * 1 Bathroom with a second toilet * Spacious front lounge room with a gas bayonet * Modern kitchen with meals area, tons of storage, and a floating island * Stainless steel appliances including a new dishwasher * Near new timber laminate flooring throughout * Near new Ducted Samsung Air Conditioning * Internal laundry with additional storage * Fully fenced rear yard with easy-care lawn area * Large alfresco high pitched patio Garden shed with extra storage to garage Single auto garage with electric gated driveway with room for a second car and shoppers' entry. Council Rates- \$1,784.59 P/A Water Rates- \$1,113.30 P/A Don't miss out on the opportunity to make this wonderful property your new home. If you would like to know more about the property, please contact Simon Matthews on 0480 039 294. **PLEASE NOTE** While every effort has been made to ensure the given information is correct at the time of listing, this information is provided for reference only and is subject to change.