

**42/12 Tenth Avenue, Maylands, WA 6051**



**Unit For Sale**

Thursday, 23 November 2023

42/12 Tenth Avenue, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 43 m2**

**Type: Unit**



Brad Davison

0861026696

## EOI \$209,000

If you're looking for your first property to call your own or your first investment property close to the city, then this one-bedroom apartment is an ideal property for you. Situated on the 4th floor this unit has a great tenant renting it on a fixed term lease, who is happy to stay if the apartment is purchased by investor. It is so close to Edith Cowan University, Maylands Shopping Precinct & Cafe Strip a short drive to the airport and Belmont-Ascot Racecourse, Optus Stadium

Property features:

- One Large Bedroom, with Ensuite Bathroom
- Open-plan living and dining room
- Laminated Timber Flooring through out
- Functional kitchen including gas cooktop
- Spacious Balcony with lawn views
- Very Secure Gated Complex/Carpark
- 43sqm apartment (including the Balcony)
- Extremely Central location walking distance to Cafes
- An Ideal Lock & leave apartment to suit fly in fly out
- Indoor Lift with easy apartment access
- Tenanted on a fixed term lease unit March 2024 at \$320.00 per week rent
- Gas Hot Water System
- Air-conditioning
- 400m to the Maylands Train Station
- 500m to the Whatley Crescent/8th Avenue café & shopping strip
- 900m to The Rise
- 950m to IGA & Coles Maylands
- 1.7km to the Maylands Yacht Club
- 2.4km to the Swan River & 1km hike through Baigup Wetlands
- 2.5km to the Maylands Peninsula Public Golf Course
- 2.9km to the Edith Cowan University Mount Lawley Campus
- 5km to the Perth CBD

Council rates: \$1,650.24 PA  
Water rates: \$888 PA  
Strata fees: \$782.40 PQ  
Reserve Fund \$90.00 PQ  
Easy stair access & lift access, be quick to avoid disappointment. Please call Brad Davison for a suitable time :0418 944 616