

43/49 Sixth Avenue, Maylands, WA 6051

VIVID*

Apartment For Sale

Saturday, 18 May 2024

43/49 Sixth Avenue, Maylands, WA 6051

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jennifer Noye
0893100444

From \$599,000

Modern low-maintenance living awaits you here from within the walls of this comfortable 3 bedroom 2 bathroom apartment, nestled within the exclusive "Horizon" complex, perched in between cafes, restaurants and shopping along both Guildford Road and the buzzing Whatley Crescent strip. Beyond just a residence, this lock-up-and-leave gem offers a lifestyle upgrade that is second-to-none. Prepare to be impressed as you step into the spacious open-plan living and dining area – also home to a sleek, well-appointed kitchen adorned with quality granite bench tops and stainless-steel appliances (including an electric cooktop and dishwasher), setting the stage for culinary mastery. The real showstopper is the sprawling north facing paved courtyard that beckons you to bask in the sun. Overlooking the pool and grass barbecue area, the semi-covered alfresco is off the living space and master bedroom, offering easy access to the resort style amenities. The bedrooms are all generous in their proportions and have mirrored built-in wardrobes, whilst one of the two bathrooms is a practical bathroom/laundry combination, making the most of both the wall and floor space on offer. This secure development also affords you two allocated car bays and a separate storeroom to stow away your treasures. But it's the first-class complex amenities that will impress you the most, inclusive of a sparkling below-ground swimming pool, an invigorating gym, a relaxing sauna and an inviting barbecue area, where every day feels like a holiday. The word "convenient" is also best-used to describe this prime inner-city location near the cul-de-sac end of the street, just steps from public transport at Maylands Train Station and a leisurely stroll away from vibrant local hotspots, including shops, pubs and lush local parklands. Don't let this chance for unparalleled living slip through your fingers! Other features include, but are not limited to:

- Secure gated complex
- Well-appointed apartment
- Easy-care timber-look flooring
- Kitchen range hood
- Full-height triple-sliding built-in robes to the master suite, as well as direct courtyard access
- Bathtub, showerhead, vanity, wash trough, under-bench storage and sleek granite bench tops in the combined main bathroom/laundry
- Ample storage throughout
- Split-system air-conditioning for year-round comfort
- Audio-intercom system
- Skirting boards
- Low-maintenance complex gardens
- Visitor-parking bays
- Close to the river, Maylands Yacht Club, the Maylands Peninsula Public Golf Course, schools, shopping centres, medical facilities, The RISE recreation centre and main access roads leading into the city and towards Perth Airport and the Swan Valley.

This property is tenanted at \$655 per week until 4/10/2024. Rates, Strata, Property & Local Information: Water Rates: \$1,293.59 (2022/23) City of Bayswater Council Rates: \$2052.59 (2023/24) Strata Levies: \$1,287.56 per quarter (2023/24) Year Built: 2008 Block Size: 151sqm Zoning: SCA2 Primary School Catchment: Maylands Peninsula Primary School Secondary School Catchments: Mount Lawley Senior High School

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.