

45 Tranby Road, Maylands, WA 6051



House For Sale

Wednesday, 24 April 2024

45 Tranby Road, Maylands, WA 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 430 m2

Type: House



Jay Wood
0861533494



Jaidyn Wood
0418645727

Offers Over Mid \$700,000's invited

When Jay asked me why I loved living here, I couldn't stop raving, so he suggested I put this in writing so here goes. For those reading this that don't know the Maylands Peninsula, it is like its own little community. I can tell you most dog's names on their walks and not the owners but that doesn't stop you from chatting or nodding the head. The local bowls and recreation club is just at the end of the street on the river and a Friday night or Sunday arvo there is a hoot. Cheap food and drinks, games nights, themed fancy dress nights, footy and sundowners are enjoyed by all. If you enjoy your Sunday arvo's, another lovely walk is to the golf club where they have entertainment or Tranby House Tea Gardens do great milk shakes and their view isn't too shabby either. If walking is not your thing, grab a cushion and sit across the road and catch some amazing sunsets, we also get to enjoy fireworks from Crown Casino, Optus Oval, WACA, Belmont racetrack, Australia Day and NYE from Elizabeth Quay. With the bus stop across the road, we go and see films in town or sometimes get off at Maylands shops and enjoy a beer at the brewery. We have also enjoyed seeing live entertainment at Lyric Lane, and yes, you bump into the owners of the dogs whose names you never remember. I remember one NYE, we even got a lift home, so a big shout out to Winnie's mum. One of the reasons we stayed so long is our neighbours. We are so blessed, our strata is only small (8) our place is joined by our storage shed wall. The quarterly fee is \$330 which includes your verge and front lawn mown and edged and common insurance. All strata information and communication are done amongst the neighbours very efficiently with our treasurer providing regular updates. We changed our roof to Colourbond, put huge double glazed tinted windows at the front and rendered the house, all with the strata's blessing, even though it changes the look, everyone was happy for us. We spend most of our time outdoors so there are wired speakers to the alfresco and pool area, retic to front and back for a maintenance free garden. We have an alarm system. Inside has been freshly painted and carpeted. 3 double bedrooms, all with mirrored BIRs, new block out blinds and split system air conditioning in each. The lounge/dining also has a split system air conditioner. Thanks for reading my story. Council Rates \$2,329.23 Per Annum Water Rates \$1,026.69 Per Annum Strata Levy \$330 Per Quarter