

**47/86 Caledonian Avenue, Maylands, WA 6051**

**buymyplace**

**Unit For Sale**

Wednesday, 17 January 2024

47/86 Caledonian Avenue, Maylands, WA 6051

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 44 m2**

**Type: Unit**



buymy place  
1300289697

**\$235,000**

Phone Enquiry ID: 226529 Welcome to the pinnacle of urban living – an exquisite top-floor unit located at 47/86 Caledonian Avenue, Maylands. Step into this captivating and low-maintenance contemporary apartment, where a sleek open-plan interior awaits, maximizing space and basking in natural lighting. The well-appointed kitchen boasts ample storage, seamlessly blending style with functionality. Situated in the heart of Maylands, this top-floor unit is a stone's throw away from Coles, local shops, cafés, restaurants, and public transport hubs (Maylands Train station, bus stop right at the building's front). The added allure of the nearby Swan River and river cycle path enhances the appeal of this exceptional property, making it an ideal choice for investors and first-time homebuyers alike. Are you an investor seeking an extraordinary opportunity in the vibrant suburb of Maylands? Look no further! I proudly present a remarkable 1-bedroom, 1-bath apartment that guarantees not only excellent returns but also endless potential. Private viewings available on request. Key Features:

- 44m<sup>2</sup> of internal living area
- Modern kitchen with stone benches and gas cooktop
- Open-plan living area
- Balcony with views of the grassed common area
- Master bedroom with ceiling fan
- Reverse cycle air-conditioning
- European Laundry
- Renovated bathroom with full-height tiling
- Fully secure
- Ample resident and visitor parking
- Rent potential of \$400-\$450 per week.
- Strata fees: \$400.00 p/q
- Reserve levy: \$100.00 p/q
- Shire rates: 2022/2023 - \$1568.00 p.a.
- Water rates: \$862.77 p.a. approx.