

**49/8 Kathleen Avenue, Maylands, WA 6051**



**Apartment For Sale**

Monday, 8 January 2024

49/8 Kathleen Avenue, Maylands, WA 6051

**Bathrooms: 1**

**Parkings: 1**

**Area: 455 m2**

**Type: Apartment**



Michel Aliphon

**From 179000**

ONLY 4.5 KM TO PERTH CITY THIS IS TRULY A HAPPY NEW YEAR The rental return on this 1 bedroom, one-bathroom apartment may be a positively geared investment for the astute investor. It's open-plan living on the top floor with a balcony, overlooking a leafy outlook over Maylands. It has an undercover carport area secure behind a remote-controlled gate access. Just ask yourself whether you move in or find a tenant to put some money in your pocket. It has a modern kitchen with a 4 burner gas cooktop, also with lots of cupboard space. The mirrored robe in the big bedroom will please the ladies and an ensuite of a good size to keep your tenants or yourself happy. You can sit outside on your large balcony, enjoying the sun and the fresh air and meditating on what 2024 will bring for you. In real estate, location is the key, where this great investment opportunity is close to the Swan River, the cycle Paths, the Bus and train station, Eighth Avenue Caf Strip, the Golf Course, and only 4.5 k's to Perth City, and 6 k's Crown Entertainment complex. This unique investment opportunity sits in a low-rise complex that's well-maintained by the strata managers. Please call me to arrange a viewing! Michel 041 888 7688