

502/36 Tenth Avenue, Maylands, WA 6051



Apartment For Sale

Thursday, 16 November 2023

502/36 Tenth Avenue, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 57 m2

Type: Apartment



Edward Lim

0894737777

\$320,000

Proudly Presented by Edward Lim Get set for an exciting journey as you step into this pristine and secure unit located in the heart of a vibrant urban setting! The lifestyle you've been craving is now within your reach. Meet 502/36 Tenth Avenue! Upon entering, be ready to be swept off your feet by the sprawling living spaces that exude sheer enchantment. The natural light pouring in through the sizable sliding windows fills the unit with a radiant energy that's bound to brighten your day. Make your way to the private balcony, where lush green views of the neighbourhood greet you like old friends. This is the ideal spot to relax after a long day's work, basking in the glory of your personal urban oasis! The open-plan kitchen is a paradise for aspiring chefs, equipped with cooking appliances and an abundance of cabinet and counter space. It's a haven for culinary enthusiasts, making cooking an absolute breeze and a true delight! Both bedrooms are perfectly proportioned, with the master bedroom featuring a ceiling fan, offering ample space for all your relaxation desires. Meanwhile, the common bathroom is spacious and perfect to service both residents and guests alike. This gem of a property is your golden ticket to the real estate market, offering a prime opportunity to secure a premier apartment in a location that's practically a stone's throw away from the CBD. And if you're an astute investor, brace yourself for stable rental income while expanding your property portfolio. Nestled within the bustling Inglecrest apartment complex, perched atop the hill on Tenth Avenue, this apartment finds itself at the heart of the action, striking the perfect balance between the vibrant Maylands and Inglewood cafe havens and their charming boutiques. Plus, the Maylands Train Station is just a leisurely stroll away! What's more, the complex is your personal fortress, complete with top-notch security for the building and foyer, encircling perimeter fencing, and automatic gates. With not one, but two lifts, a tennis court for your competitive spirit, and a shimmering pool that promises a refreshing escape on sizzling summer days, this is a home that knows how to have fun! The Property & What We Love?! * Year Built: 1970 | Build Up Area: 57m² * Spacious and impeccably proportioned throughout * An open plan kitchen that's a chef's delight * Spacious bedrooms that invite relaxation and serenity * A spacious bathroom cleverly combined with the laundry for maximum functionality & efficiency * Secure gated complex with parking - safety and convenience in one package! * Enjoy the luxury of a gas hot water system, providing you with comforting showers day after day * Tennis court, swimming pool, not 1 but 2 lifts! * Low maintenance and secure, allowing you to savour peace of mind * Estimated rental \$440 - \$460/week, watch that bank account grow! Outgoings: * Council Rates: app. \$1,701.03 (FY 2023/2024) * Water Rates: app. \$1,004.29 (FY 2022/2023) * Strata Levies: \$1,003.30/q (which includes Admin: \$777.80/q & Reserve: \$225.50/q) Don't miss out on this amazing opportunity! Grab hold of your chance to savour an exciting and vibrant lifestyle in this immaculate, safe apartment. Currently occupied by a reliable tenant for \$397.75/week until 3/2/2024. Reach out to listing agent, Edward Lim at 0408 929 655 now for more details or to schedule a viewing. ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **