

6/44 Seventh Avenue, Maylands, WA 6051



Sold Unit

Friday, 3 November 2023

6/44 Seventh Avenue, Maylands, WA 6051

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit



Brad Irving

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Contact agent

This spacious ground floor unit is in a well maintained complex that is conveniently located close to Eighth Ave café/restaurants, shops and transport. It has a flexible layout so that it can be used as either a large 1 bedroom unit just as easily a smaller 2 bedroom unit, complete with family/dining room, neat & tidy kitchen and a combined bathroom/laundry plus a common courtyard off the rear. FEATURES & AMMENITIES INCLUDE* 2 Good Sized Bedrooms* 1 Bathroom* Open Plan Lounge/Kitchen* Ground floor location LOCATION FEATURES* Convenient location close to local shops, Maylands Shopping Centre.* 5 Min Walk to Eighth Avenue Cafe Precinct* 100m Walk to Public Transport (Bus) via Guildford Road* 5 Min Walk to Maylands Train Station TITLE PARTICULARS AND DETAILS: Lot 6 on Strata Plan 342 Vol/Folio: 393/19A Total Lot Size: Approx 60sqm* Council Rates: \$1,669 pa Water Rates: \$928 pa Strata Rates: \$749.05 qtr PLEASE NOTE THAT:* There is a Fixed Term Lease in place expiring 21/12/2023 at a weekly rent of \$330 per week. For Further Details or to arrange a Private Viewing of this property, please contact Agents: Brad Irving 0422 678 144 Stuart Irving 0418 920 672 www.irvingandkeenan.com