

**8/22 Seventh Avenue, Maylands, WA 6051**



**Unit For Sale**

Wednesday, 8 May 2024

8/22 Seventh Avenue, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 71 m2**

**Type: Unit**



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**From \$499,000**

Maylands: known for its amazing cafes, restaurants, and being the peninsula of the beautiful Swan River, this suburb really is one of the gems of Perth. This unit, situated in a secure complex and built recently in 2017, showcases exactly what Maylands is all about: being less than a kilometre from Maylands Station, IGA, and the well-known Eight Avenue café strip, you are right in the heart of a lifestyle and entertainment hub that is less than five kilometres from Perth CBD. With two bedrooms, two bathrooms, a secure car parking space, and many luxury features throughout the home, this is surely not a home that you would want to miss out on. Posing an amazing investment opportunity - and great location if you want to move in down the line - this home is one to get your hands on!

**Property Highlights:-** Two-bedroom, two-bathroom unit- Approx. 102 square meters size- Allocated undercover car bay- Secure storage room- Split system air conditioning- Complex with entry/car gate, bike rack with security cameras- Mirrored built in robes- Modern bathrooms and internal laundry facilities- Huge balcony to enjoy!

**Investment Summary:-** This property is currently tenanted on a fixed term lease until Feb 2025, for \$590 per week- Market rent for 8/22 Seventh Avenue is approximately \$650 per week- Based on a purchase price of \$500,000 and market rent, the estimated rental yield for 8/22 Seventh Ave is 6.78%- HouseSmart Real Estate is highly active in Maylands and the surrounding areas, and can provide high-quality property management services throughout the tenancy, from settlement and beyond!

Situated in a secure strata complex, this property poses desirable qualities from the very front of the home, with the complex featuring a security gate, pedestrian gate, allocated undercover parking and visitor parking, bike racks, and security cameras. There is plenty of storage within the apartment itself, but to the complex you also have your own allocated storage room for your use!

Entering the apartment, you will find the large living space welcoming you in, with the bedrooms tucked away from this main living area for privacy. There is tiling slabs throughout this main living area, whilst the bedrooms feature carpet that is comfortable to walk on. Also throughout the home is the downlights which add a stylish and bright light to each area. The kitchen is set out to provide maximum space, with plenty of storage including a built in pantry and overhead cabinetry/shelving. There is a large window above the double sink, a dishwasher space next to this sink, and to the other side of the kitchen you have the fridge space, built-in oven, gas hotplates, and microwave space. Keeping the living area cool is the split system air conditioner, which keeps the room to the desired temperature. Directly underneath this area is perfect for a lounge where you can sit and relax in the comfort of your new home. There is also a sliding door here, allowing seamless access inside and out of the home. The bedrooms are both a great size, with the secondary bedroom allowing the option of a study room or spare room if you only need to utilise the one. The main bedroom is the larger of the two, and has mirrored built in robes, as well as a nook next to these robes where you can place a study desk. The second bedroom also has built in robes. The two bathrooms in the home both have showers with rainfall showerheads, and are complete with a modern design. Stepping outdoors, the balcony provides the perfect place to enjoy the fresh air, and the partition allows a nice view of the surrounding area and nearby trees. The glass panelling here lets in extra light and the tap provides watering for any potplants you may want to have. For a longer walk, head to Maylands Green only 550m away, Maylands Library Playground, or down to the Swan River which is less than a kilometre away. Here, you can enjoy the views of the Swan River, go for a swim, enjoy the walking paths or take the kids to the playground. For kids, you will also find schools nearby including Maylands Peninsula Primary School (1.3km) and Mount Lawley Senior High School (around 8 mins drive). If you are looking for a low maintenance investment property situated in a great location, or a modern apartment to move in to down the line, then look no further as this property provides all that you need and more. Come and view the property and see all that it has to offer - go for a walk down to the nearby café strip nearby afterwards and you will surely fall in love with the area! This apartment is a gorgeous one - make sure not to miss out!