

**1/140 Peninsula Rd, Maylands, WA, 6051**



**Sold Apartment**

Thursday, 22 August 2024

1/140 Peninsula Rd, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Investment potential in a prime Maylands location

Here's a premium investment for savvy buyers. Since this two-bedroom unit also features two bathrooms, you could easily rent out one room, especially if you're working a FIFO roster or seeking an additional income stream.

This move-in ready unit is situated on the ground floor and is an excellent option for downsizers or couples seeking convenience in a central location. Out-of-towners will also appreciate the low-maintenance appeal of this property with its neutral décor, modern bathrooms, open-plan living, split-system airconditioning, dedicated parking and a fully enclosed and easy-care courtyard.

A stylish kitchen takes pride of place in the open-plan living and dining area, offering stainless steel appliances and a breakfast bench with seating. Entertaining will be a joy as you're living area flows out to alfresco dining in your private patio.

From this enviable location only a few minutes from Perth's CBD and the Perth Airport, you're only a stroll away from the Swan River, Maylands Yacht Club, RISE Recreation Centre, supermarkets, Maylands Train Station and buses, as well as a range of shopping and dining options along the 8th Avenue and Whatley Crescent strip - you even have a brewery within staggering distance.

As you're close to Guildford Road, you can be at Ascot Racecourse, Maylands Peninsula Public Golf Course, Optus Stadium and Edith Cowan University in moments.

Properties in this prime location rarely stay on the market for long; this won't be the exception. So please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today so you don't miss out on this incredible investment opportunity.

### Property features:

- Two bedrooms (with built-in robes), two bathrooms
- Spacious open-plan living and dining
- Modern kitchen with a breakfast bar with seating, stainless steel appliances (dishwasher, oven & gas cooktop) and overhead storage
- Split-system air-conditioning
- Alfresco dining in a paved and private courtyard
- Primary bedroom includes a walk-in robe and an ensuite
- European laundry
- Light and airy décor
- Tiled living areas and carpet in the bedrooms
- Dedicated undercover parking
- Storeroom
- 2017 construction
- Ground-floor unit
- Move-in ready

### Location highlights:

- 800m to the Maylands Yacht Club
- 950m to the RISE Recreation Centre
- 1km to the 8th Avenue/Whatley Crescent café/shopping strip
- 1.2km to the Maylands Train Station
- 1.6km to the Maylands Peninsula Primary School
- 1.9km to the Maylands Peninsula Public Golf Course
- 3.8km to Edith Cowan University
- 4.3km to Ascot Racecourse

- 4.8km to Perth's CBD
- 5.8km to Optus Stadium
- 13km to the Perth Airport

- Council Rates P\A- \$1851
- Water Rates P\A - \$678.60
- Strata Fees: TBA