

**37/80 Eighth Avenue, Maylands, WA 6051**



**Apartment For Sale**

Thursday, 11 April 2024

37/80 Eighth Avenue, Maylands, WA 6051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



**Brock Robertson**

0892712777

## Under contract

Stylish and stunning 2 bedroom 2 bathroom top floor apartment conveniently located just 100m from the Maylands train station and just metres from the Eighth Avenue and Whatley Crescents café's, restaurants and bars. With 80m<sup>2</sup> of internal living area, two balconies, two undercover parking bays and an excellent floor plan this top floor apartment is a cut above. Features; 80m<sup>2</sup> internal living area 125m<sup>2</sup> on the strata plan Large open plan living area that connects beautifully with the main balcony area Good size quality kitchen with stone benchtops and dishwasher High shadow line ceilings Master bedroom with ensuite, mirrored built in robes and balcony Reverse cycle air conditioning throughout Good size 2nd bedroom with mirrored built in robes Two stylish bathrooms both with full height tiling and stone benchtops Secure double carport and store room Located in the Mt Lawley high school catchment area Built in 2009 Rent potential of \$700 plus per week Strata fees \$900 pq Reserve levy \$144.75 pq Shire Rates \$1,806.93 pa Water Rates \$1,154.16 pa