

**412/36 Tenth Ave, Maylands, WA, 6051**



**Apartment For Sale**

Thursday, 22 August 2024

412/36 Tenth Ave, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## HOT PROPERTY ON THE INGLEWOOD BORDER

With a beautifully renovated kitchen and living areas, reverse cycle air conditioning, a spacious master bedroom with built in robes and a renovated bathroom with internal laundry facilities this fantastic unit would be a superb buy for a first home buyer or an investor looking for a great rental return.

Situated on the fourth floor with a northerly aspect this exciting apartment includes a lovely private balcony that looks out over Inglewood, and North facing windows which beckon in the winter sunshine. The apartment includes it's own allocated under cover car bay in a dedicated secure undercroft parking facility. The living area floors have been tiled with a lovely modern hard wearing tile

Being located in the popular Inglecrest apartment complex on top of the hill in Tenth Avenue Maylands, this unit is on the Inglewood border, approximately half way between the Maylands and Inglewood café strips and boutiques, and easy walking distance to Mayland's Train Station. The complex includes resort style facilities with full security to the building and foyer, perimeter fencing and automatic gates, two lifts, a tennis court and a sparkling pool to cool off in on those hot summer days. The Inglecrest complex is located just 550m from the Inglewood Café Strip, 550m to Aldi Inglewood, 600m from Maylands Train Station and Café Strip, around 2.1km from the many beautiful riverside parklands and cycle paths that Maylands has to offer, and around 5.1km drive from Perth City center.

Features at a Glance:

- 2 Bed 1 Bath 1 Balcony 1 Allocated Under Cover Car Bay
- 57m<sup>2</sup> Internally on Strata Plan + Exclusive use Balcony + Allocated Car Bay
- Renovated kitchen with built in gas cooktop and electric oven
- Reverse cycle air conditioning to living area
- Instantaneous gas hot water system
- Great location 550m to the Inglewood Café Strip, 600m to the Maylands Café Strip and Train Station, and around 5.1kms to Perth City center
- Complex was built in 1970 but has been renovated and maintained extensively
- Potential rent of around \$480 per week
- Strata Mgmt \$778 + \$225 Reserve = \$1003 Total/Quarter
- Council Rates: \$1,736 p/a Water Rates: approximately \$958 p/a