

**5/97 Peninsula Rd, Maylands, WA, 6051**



**Apartment For Sale**

Thursday, 22 August 2024

5/97 Peninsula Rd, Maylands, WA, 6051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



John Caputo  
0894734888

## Style, Location & Convenience with City Glympse!

Situated in the low-rise Vue Apartments, this modern two-bedroom, two-bathroom apartment offers style, location and convenience. You're going to love how the open plan living and dining flows out to the spacious balcony with expansive views over the neighbourhood. Just imagine all the entertaining you can do here and in the landscaped gardens with communal barbeque facilities.

Within a five to ten-minute walk, you can be enjoying the 8th Avenue/Whatley Crescent café and shopping strip, Swan River, walking/cycling trails, public transport and local shops. Also nearby is the Maylands Peninsula Public Golf Course, Maylands Yacht Club, Ascot Racecourse and Perth CBD.

This enviable location is unbeatable and will appeal to busy professionals, couples or FIFO workers given the proximity to the airport. As this apartment is move-in ready, investors won't be able to resist the ROI in this location, and as there are two bedrooms and two bathrooms, you could easily rent out one of the rooms while living in the apartment yourself.

There's so much potential with this 120 SQM apartment. Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

### Features at a glance:

- 2 bedrooms (with mirrored built-in robes), 2 bathrooms Total 120 SQM on title.
- Open plan living and dining flowing out to the balcony
- Spacious 25sqm balcony with views over the neighborhood & City Glympse
- Modern kitchen with stone benchtops, dishwasher, induction cooktop, microwave and fridge recess and plenty of storage
- Master bedroom includes an ensuite bathroom
- 6sqm store room accessed from the balcony
- Integrated laundry in the main bathroom
- Split system air-conditioning in the living room
- 2 dedicated undercover car bays
- Beautifully maintained complex with communal landscaped gardens
- Move-in ready
- Pets Allowed subject to the council of owners approval
- Spacious internal and external living space
- Secure complex with an intercom

### Location highlights:

- 450m to the Maylands Peninsula Public Golf Course
- 450m to De Lacy Reserve
- 700m to the Swan River at Balgup Wetlands or Berringa Park
- 1.2km Maylands Yacht Club
- 1.4km to local shops
- 1.3km to 8th Avenue/Whatley Crescent café and shopping strip
- 1.5km to Maylands train station
- 2.7km to Ascot Racecourse
- 5.3km to Perth CBD

Strata Fees Approx. 818.15 PA (Admin fees: \$794.77 and Reserve \$23.38).

Water Rates Approx. \$1044.00 PA

Council Rates Approx. \$1727.71 PA

Currently tenanted for 500.00 until 08/05/2023