

8/8 Kathleen Ave, Maylands, WA, 6051



Sold Apartment

Thursday, 22 August 2024

8/8 Kathleen Ave, Maylands, WA, 6051

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Type: Apartment



John Caputo
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Rare Ground floor courtyard apartment in a premium River Precinct location!

Finding a property in a premium location on a beer budget is virtually impossible in Perth's hot market. But every now and then, one comes along that needs to be snapped up immediately, like this one-bedroom, one-bathroom ground-floor apartment.

This move-in ready apartment is perfect for out-of-towners seeking lock & leave property in a central location. Alternatively, it's also an excellent option for FIFO workers, given the proximity to the airport or for uni students studying at the nearby Edith Cowan University.

Professionals will appreciate the short commute to the city, and investors will reap the rewards in Maylands' ready-made rental market.

Featuring open-plan living and dining flowing out to a fully enclosed courtyard, this ground-floor apartment is ideal for entertaining and relaxing when you're not out dining and shopping along 8th Avenue and Whatley Crescent, where you have a range of cafes, bars, specialty stores and boutiques. Coles, IGA, the Rise recreation centre, Maylands Train Station and bus routes are only a stroll away.

As you're located on a peninsula, you have the Swan River only a short walk away in either direction.

Affordable properties in such a central location are rare, so you must move fast to secure this one. Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

Property features:

- One bedroom, one bathroom ground floor apartment
- Open-plan living and dining leading out to alfresco dining
- Kitchen with a gas cooker and bench seating
- Primary bedroom with mirrored built-in robes
- Security screens
- Neutral decor
- Fully enclosed paved courtyard
- Dedicated parking
- Communal laundry
- 1975 construction
- Lock & leave low-maintenance living
- 75sqm, with 41sqm of living space

Location highlights:

- 800m to De Lacy Reserve
- 850m to the Swan River
- 900m to the Maylands tourist precinct
- 900m to the Maylands Peninsula Public Golf Course
- 1.1km to Gibbney Reserve
- 1.1km to the Maylands Yacht Club
- 1.2km to the Maylands Train Station
- 1.5km to Bardon Park
- 3.4km to Ascot Racecourse
- 3.9km to Edith Cowan University - Mt Lawley campus

- 5.2km to Perth's CBD
- 7.6km to the Perth Airport

- Currently Tenanted periodically at \$265 PW (Potential \$400 PW) .
- Strata Fees: Approx \$760 pq
- Water Rates Approx: \$793 per financial year
- Council Rates Approx: \$1600 per financial year
- NO Pets