

314b Guildford Road, Maylands, WA 6051

THE AGENCY

Duplex/Semi-detached For Sale

Friday, 12 July 2024

314b Guildford Road, Maylands, WA 6051

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 98 m2

Type:

Duplex/Semi-detached



Adam Djordjevic

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End Date Sale

314B Guildford Road - ENTRY OFF DARBY ST, End Date Sale - Closing on or before 25th July, 5pm. All offers presented. Discover your ideal first home or next lucrative investment in the heart of Maylands. This charming 3-bedroom, 1-bathroom home is perfectly positioned within walking distance to public transport, vibrant cafes, restaurants, and the serene Gibney Reserve. With no strata fees, this property is ideal for investors, professional couples, young families or first home buyers looking to establish themselves in the thriving Maylands community. Renowned for its relaxed lifestyle, excellent amenity and easy access to CBD, there's no doubt that the lifestyle on offer here is second to none. Featuring a functional floor plan, the home enjoys a generous separate dining and living space that integrates nicely with the covered alfresco area and private back yard. Original features include the kitchen and bathroom, offering a great opportunity to renovate and add value over time. Air conditioning/heating in the the master bedroom ensures year-round comfort, while room for 2 cars provides convenient off-street parking options. The low-maintenance and private backyard is ideal for pets or kids to have fun. This property presents an exceptional opportunity for investors looking to capitalise on the burgeoning Maylands market. Its desirable location and potential for improvement will appeal to savvy investors seeking to renovate and enhance future capital growth while first home buyers will appreciate the chance to enter the market in a well-established and sought after neighbourhood with all amenities at their doorstep. To arrange an inspection and explore the potential this home has to offer, please contact Adam Djordjevic on 0417 771 090 or email adamd@theagency.com.au. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.