

**23 Charles Street, Maylands, WA 6051**



**House For Sale**

Thursday, 25 January 2024

23 Charles Street, Maylands, WA 6051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 558 m2**

**Type: House**



Brock Robertson

0416043105

## FROM \$1,450,000

Overlooking the Charles Street Reserve this modern high spec home is conveniently located just a hop, skip and a jump from almost everything; 700m to Meltham Train Station, 12 minutes drive to the CBD, 10 minutes drive to the Airport, with the Maylands entertainment hub, local shops, Swan River, bicycle path and good schools all close by. This lovely double storey residence is on a full size block (558m<sup>2</sup>) with rear laneway access and has a large double lock up garage, workshop and even an extra spot for your caravan or boat. Features include; Block size 558m<sup>2</sup> (With rear lane way access) Open plan living area with that opens out nicely to the alfresco area Beautiful black butt timber floors and LED lighting throughout Stunning kitchen with stone waterfall benchtops, Miele dishwasher, Smeg oven and induction cooktop Ducted reverse cycle air conditioning and ceiling fans throughout Large master bedroom with walk in robes, ensuite and good size balcony with parkland views Beautiful ensuite with double vanity's Big bedrooms throughout Good sized study positioned well at the front of the house 2nd living area upstairs Large walk in linen cupboard 2nd bathroom with shower and bath Spacious and nicely elevated alfresco area overlooking the beautiful salt water swimming pool Huge lock up garage and workshop at the rear Stone aggregate around swimming pool and pathways with established trees and gardens Separate laundry and drying court Low maintenance reticulated gardens Plenty of parking Fully secure with alarm and cctv 3kw solar panels Built in 2014 Location: 700m to Meltham Train Station 900m to Maylands café strip 1.2km to Maylands Peninsula Primary 3 km to Perth College 5.1km to Mt Lawley Senior High 3.6km to John Forrest Secondary College 9.1km CBD Coles 900m IGA 800km Shire Rates: \$3,110.86 per annum Water Rates: \$1,749.30 per annum