

**27 Eighth Avenue, Maylands, WA, 6051**



**Sold House**

Thursday, 22 August 2024

27 Eighth Avenue, Maylands, WA, 6051

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Caputo  
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## Retro Riverside Charm - VIEWING BY APPOINTMENT ONLY

Built in 1975, this four-bedroom, two-bathroom brick and tile home is a rarity, especially in this riverside precinct. You can't go wrong at this address, situated on a 1012sqm block, you're within walking distance of the Swan River and the Maylands 8th Avenue/Whatley Crescent café and shopping strip.

The current owners have embraced this much-loved home's retro charm, allowing the new owners to also enjoy the era or update it with some cosmetic changes. This solid home offers a formal lounge, dining room, and a casual family room with a well-equipped kitchen at the heart of the living areas. Just think of what you could do with all that space.

A spacious primary bedroom with a walk-through robe connects to an ensuite, providing plenty of separation from the rest of the home for families of all generations.

Generous alfresco dining beneath the pitched patio is a dream for year-round entertaining, particularly during the warmer months with the below-ground pool and a gazebo. Even with a substantial home and pool, this generous block has plenty of room for the lush lawn shaded by mature trees.

From the moment you arrive at this remarkable home and meander along the wrap-around verandah and into the welcoming foyer, you'll immediately feel like you've come home.

This superb location is only a short walk from Maylands' many cafes, shops, bars, specialty stores, supermarkets, buses, Maylands Train Station, Bardon Park, riverside walking trails, Maylands Peninsula Primary School and the Maylands Yacht Club. Also on your doorstep are the Maylands Peninsula Public Golf Course, Gibbney Reserve, Edith Cowan University, Ascot Racecourse, Perth Airport and Perth's CBD.

R50 Zoning offers the developer the chance to build x10 Apartments on this large premium lot close to the Train Station, City and River.

This won't remain on the market for long. Please don't hesitate to contact John Caputo on 0433 158 384 to arrange a viewing today.

Property features:

- Four bedrooms (with built-in robes), two bathrooms
- Casual family room
- Formal living and dining room
- Kitchen with an island bench, dual sinks, stainless steel dishwasher, a gas cooktop and a walk-in pantry
- Primary bedroom with a walk-through robe and an ensuite
- Main bathroom with a bath and separate toilet
- Separate laundry with external access
- Split-system air-conditioning and ceiling fans
- Pitched and paved patio with raised garden beds and established plants

- Below-ground pool with a gazebo
- Lovely lawned area shaded with mature trees and a shed
- Expansive wrap-around front porch
- Carport and additional parking
- 1012sqm block, 421sqm living space
- 1975 brick and tile construction

Location highlights:

- 220m to the Eighth Avenue cafe/shopping strip
- 800m to the Maylands Yacht Club
- 450m to the Maylands Train Station
- 900m to the Swan River
- 1.2km to the Maylands Peninsula Primary School
- 1.8km to the Maylands Peninsula Public Golf Course
- 1.8km to the Gibbney Reserve
- 3.7km to Edith Cowan University
- 3.9km to the Ascot Racecourse
- 4.8km to Perth
- 7.9km to the Perth Airport

- Rates and Fees:

Water Rates: Approx \$1431.22 Per financial year.

Council Rates: Approx \$2,440.90 per financial year.

Owner Occupied.